



TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT NAME: IBRAHIMVILLE PROPERTIES - 81 WEYANTS LANE
PROJECT NO.: 2026-20
PROJECT LOCATION: SECTION 17, BLOCK 1, LOTS 53.1, 53.3 & 53.12
REVIEW DATE: 29 JULY 2026
MEETING DATE: 6 AUGUST 2026
PROJECT REPRESENTATIVE: COLLIERS ENGINEERING & DESIGN, JUSTIN DATES, RA

1. The project proposes the transfer of 0.454 +/- acres of property between two adjoining lots. Each of the lots are in the R2 /AR Zoning Districts.
2. This is an initial appearance before the Board. Adjoiners notices must be sent per Town Code.
3. Lot line changes are Type II Action under SEQRA.
4. The existing residential lot, Tax Lot 53.1, meets the bulk requirements for each of the zones.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines
Principal

A handwritten signature in blue ink, appearing to read 'Quinn Mullarkey'.

Quinn M. Mullarkey, P.E.
Senior Engineer

P:\96-10 TOWN OF NEWBURGH\96-11 TOWN OF NEWBURGH PB_COMMENTS 2000-Current\2026 COMMENTS\8-6-2026 Ibrahimville Properties 81 Weyants Lane (26-20).docx

NEW YORK OFFICE

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445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
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cuddyfeder.com

Taylor M. Palmer, Esq.
tpalmer@cuddyfeder.com

July 28, 2026

VIA ELECTRONIC MAIL AND HAND DELIVERY

Chairman Ewasutyn
and Members of the Planning Board
Town of Newburgh
21 Hudson Valley Professional Plaza
Newburgh, New York 12550

Re: Lot Line Revision Application (#2026-20)– Conveyance of 0.454± Acres on Weyants Lane
Applicants: Ibrahimville Properties Inc. and Cindy Gironda-Post & Scott W. Post
Properties: Weyants Lane, and 81 Weyants Lane, Town of Newburgh, New York
Tax Parcels: 17-1-53.3 & 17-1-53.12, and 17-1-53.1

Dear Chairman Ewasutyn and the Members of the Planning Board,

On behalf of Ibrahimville Properties Inc. (“Ibrahimville,” or the “Applicant”),¹ and Cindy Gironda-Post & Scott W. Post (the “Co-Applicants”; collectively the “Applicants”),² owners of the above-referenced Properties, we respectfully submit this letter and the referenced enclosures in support of their request for Lot Line Change approval (the “Application”). Specifically, the Applicant is seeking Planning Board approval for the Co-Applicants’ conveyance of ±0.454 acres (±19,762 sq. ft.) (the “Area of Revision”) of land from their property at 81 Weyants Lane (“81 Weyants” or the “Post Premises”) to the Applicant’s adjacent parcel (Tax Parcel 17-1-53.3) (the “Ibrahimville Premises”). The proposed Lot Line Change *does not* create any new lots, and there is not any work or disturbance proposed in connection with the instant Application, which will result in two (2) zoning-compliant lots.

By way of brief background, the Applicants have filed the instant application as a remedial measure to correct the prior conveyance of the Area of Revision from the Post Premises to the Ibrahimville Premises by deed dated April 17, 2025, recorded on the Orange County Land Records on May 8, 2025 (the “2025 Deed”).³ Prior to their representation in the instant Application, we understand that the Applicants proceeded with this ‘subdivision by deed’, pursuant to an agreement driven by Ibrahimville’s need for additional land to access Tax Map Parcel No. 17-1-53.3, an approximately 62-acre parcel of vacant and wooded land (the “Premises”). Accordingly, our office has now been retained in support of the instant Application for a Lot Line Change to legalize this conveyance.

For the Board’s further consideration, the 2025 Deed, by itself, did not merge the Area of Revision

¹ The Applicant owns the properties identified as Tax Parcels 17-1-53.3 and 17-1-53.12 on Weyants Lane in the Town of Newburgh, New York, and is a real estate holding company with an address of 57 Preston Street, Edison, New Jersey 08817.

² The Co-Applicants are the owners and residents of the property located at 81 Weyants Lane in the Town of Newburgh, New York (Tax Parcel 17-1-53.1).

³ Liber 15727, Page 498 (Doc. #20250031983). See **Exhibit D1** – 2025 Subdivision by Deed.



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with the Premises and therefore the recording of the 2025 Deed resulted in the creation of a new parcel (Tax Map Parcel No. 17-1-53.12). As such, the recording of the 2025 Deed was subsequently flagged by the Orange County Real Property Department and brought to the attention of the Town Attorney because it did not have Planning Board approval for a Lot Line Change (i.e., a corresponding Board-approved Lot Line Change map filed on the County Land Records) that the Applicants respectfully request herein.

THE PREMISES & 81 WEYANTS LANE:

The Ibrahimville Premises is a ± 62.305 -acre parcel located on Weyants Lane, the only public roadway on which it has currently has frontage, and it consists of a wooded and vacant lot bisected by a Central Hudson Gas & Electric Corporation (“Central Hudson”) right-of-way (“ROW”) that services Central Hudson’s transmission towers and overhead powerlines. The Premises has several physical and environmental constraints, such as wetlands, steep slopes, and the aforementioned Central Hudson infrastructure and ROW, which, along with its limited frontage, restrict the Premises’ accessibility from Weyants Lane.⁴ The Ibrahimville Premises was created by way of Minor Subdivision approval from the Planning Board in October of 2000,⁵ and the Applicant acquired the Ibrahimville Premises from Cindy Lee Post (a/k/a Cindy Girona-Post, Co-Applicant) and Emilio D. Girona, Jr., by deed dated April 1, 2024, recorded on the Orange County Land Records on April 3, 2024 (the “2024 Deed”).⁶

81 Weyants is an approximately 3-acre parcel of land improved with a single-family residence and related residential site improvements (e.g., access drive, landscaping, septic system, private well, and fences). The Ibrahimville Premises and 81 Weyants are classified in the Town’s Agriculture (AR) District and the R-2 Residence District.⁷ The Area of Revision, which was formerly part of the Post Premises, is located on the western edge of 81 Weyants and located entirely within the AR District.

LOT LINE CHANGE:

The proposed Lot Line Change seeks to convey ± 0.454 acres ($\pm 19,762$ sq. ft.) (i.e., the Area of Revision) from 81 Weyants to the Ibrahimville Premises along the properties’ shared interior boundary line. If approved, the Application will increase the area of the Ibrahimville Premises from ± 62.305 acres to ± 62.759 acres, and decrease the area of 81 Weyants from ± 3.343 acres to ± 2.889 acres, resulting in two (2) zoning-compliant lots. See **Image 1** below.

⁴ See **Exhibit F** – Weyants Land Lot Line Change Plat.

⁵ Filed with the Orange County Clerk’s Office on October 13, 2000, as County Map No. 188-00. See **Exhibit E** – County Map No. 188-00.

⁶ Liber 15551, Page 1232 (Doc. #20240020701). See **Exhibit D2** – 2024 Deed to Premises.

Note: the 2024 Deed also conveyed Tax Map Parcel No. 34-2-1.4 to the Applicant, which is not part of the instant Application.

⁷ See page 5 of **Exhibit C** – Images and Maps of the Premises.



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Image 1. Table of Bulk Requirements⁸

BULK TABLE

ZONING DISTRICT: AR (AGRICULTURAL), R2 (RESIDENTIAL)
PERMITTED USE : SINGLE-FAMILY DWELLINGS, NOT TO EXCEED ONE DWELLING UNIT PER LOT

TABLE OF BULK REQUIREMENTS						
MINIMUM	REQUIRED AR ZONE	REQUIRED R2 ZONE	PROPOSED LOT 17-1-53.1	REMARKS	PROPOSED LOT 17-1-53.3	REMARKS
LOT AREA	40,000 SF	40,000 SF	125,848 SF	OK	2,733,613 SF	OK
FRONT YARD SETBACK	50 FEET	50 FEET	126.3 FEET	OK	NO PROPOSED CONSTRUCTION	
1 SIDE YARD SETBACK	30 FEET	30 FEET	71.7 FEET	OK		
BOTH SIDE YARDS SETBACK	80 FEET	80 FEET	226.8 FEET	OK		
REAR YARD SETBACK	50 FEET	40 FEET	170.2 FEET	OK		
LOT WIDTH	150 FEET	150 FEET	293.3 FEET	OK	3,164.1 FEET	OK
LOT DEPTH	150 FEET	150 FEET	364.6 FEET	OK	1,172.7 FEET	OK
MAXIMUM						
BUILDING HEIGHT	35 FEET	35 FEET	<35 FEET	OK	NO PROPOSED CONSTRUCTION	
LOT BUILDING COVERAGE	10%	15%	2.3%	OK		
LOT COVERAGE	20%	30%	6.2%	OK		

Accordingly, it is respectfully submitted that the Application complies with the definition of and constitutes a “Lot Line Change” per Section 163-2 of the Code of the Town of Newburgh (the “Code”), and therefore does not require further Subdivision review.⁹ It is also submitted that the Application complies with all applicable State Department of Health and County Environmental Health Division requirements because it maintains the requisite separation distances between the Area of Revision and the existing septic system and private well on 81 Weyants. The Application also complies with all the Lot Line Change application requirements set forth in Section 163-12.1 of the Town Code, and the Applicants only request waivers of certain application requirements identified in the enclosed Town of Newburgh Planning Board Application Package (see **Exhibit A**).¹⁰ It is respectfully submitted that the granting of the requested waivers is appropriate provided that no disturbance or development is proposed in connection with the instant Application and/or the indicated requirements are otherwise inapplicable.

⁸ See **Exhibit F**.

⁹ A “Lot Line Change” is defined as: “[a]ny alteration of the lot line(s) or dimensions of any lots, whether or not shown on a plat previously approved and filed in the Orange County Clerk’s office, which alteration will result in land area becoming part of an existing adjacent lot, provided that no new lots are created. Lot line changes shall not create nonconforming lots or make existing lots more nonconforming. Lot line changes shall not make an unimproved nonconforming lot into a conforming lot. A lot line change is not a subdivision.”

¹⁰ Checklist Part II No. 14 (“Wetlands and buffer zones with an appropriate note regarding D.E.C. or A.C.O.E. requirements”) and No. 27 (“Show any improvements, i.e., drainage systems, water lines, sewer lines, etc.”).



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ENVIRONMENTAL REVIEW – TYPE II ACTION:

The Application does not propose, and will it result in, any changes to the existing environs on the Ibrahimville Premises, Area of Revision, or 81 Weyants, or the surrounding area as it does not involve any proposed disturbance or development thereon. Additionally, while a new Short Environmental Assessment Form is also enclosed as **Exhibit B**, it is respectfully submitted that the proposed Lot Line Revision constitutes a Type II action that is exempt from the State Environmental Quality Review Act (“SEQRA”).¹¹

DOCUMENTATION IN SUPPORT OF THE APPLICATION:

In support of the Application, please find enclosed copies of the following documents:

- Exhibit A:** Town of Newburgh Planning Board Application Package;
- Exhibit B:** Short Environmental Assessment Form prepared by Justin Dates, R.L.A., Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT, P.C., dated June 24, 2026;
- Exhibit C:** Images and Maps of the Ibrahimville Premises and 81 Weyants Lane;
- Exhibit D:** Copies of the following Existing and Proposed Deeds:
1. Deed Conveying a Portion of 81 Weyants Lane from Cindy Gironda-Post and Scott W. Post to Ibrahimville Properties Inc. dated April 17, 2025, recorded on the Orange County Land Records on May 8, 2025, in Liber 15727, Page 498 (Doc. #20250031983);
 2. Deed Conveying the Ibrahimville Premises from Emilio D Gironda, Jr and Cindy Lee Post a/k/a Cindy Gironda-Post to Ibrahimville Properties Inc. dated April 1, 2024, recorded on the Orange County Land Records on April 3, 2024, in Liber 15551, Page 1232 (Doc. #20240020701);
 3. Deed for the Ibrahimville Premises (Tax Parcel No. 17-1-53.3) after the proposed Lot Line Change; and
 4. Deed for 81 Weyants Lane after the proposed Lot Line Change.
- Exhibit E:** County Map No. 188-00, filed October 13, 2000, for the Minor Subdivision of the Lands of Gironda; et al., approved by the Town of Newburgh Planning Board on October 10, 2000; and
- Exhibit F:** Lot Line Change Plan (C-100) prepared by Lucas James Boyer, P.L.S., Colliers Engineering & Design Architecture, Landscape Architecture, Surveying, CT, P.C., dated April 16, 2026.

¹¹ See 6 NYCRR § 617.5(c)(16) (“granting of individual setback and lot line variances and adjustments”).



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Please also find attached twelve (12) full-sized copies of **Exhibit F** and checks made payable to:
(i) the Town of Newburgh in the amount of \$500.00, for payment of the Applicants' Lot Line Change application fee, Public Hearing fee, and Short Environmental Assessment Form fee; and
(ii) the Town of Newburgh in the amount of \$1,500.00, for payment of the Applicants' initial escrow deposit.

Thank you in advance for your time and consideration in this matter. In the meantime, should you or Town Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'T.M. Palmer', with a long, sweeping horizontal line extending to the right.

Taylor M. Palmer

Enclosures

cc: James Osborne, P.E., Town Engineer, Town of Newburgh
Patrick Hines, P.E. MH&E Consulting Engineers, D.P.C.
Dominic Cordisco, Esq., Drake Loeb PLLC
Mark Taylor, Esq., Rider, Weiner & Frankel P.C.
Andrew Featherston, P.E., Colliers Engineering & Design
Justin Dates, R.L.A., Colliers Engineering & Design
Daniel Conant, Esq. Cuddy Feder LLP

Exhibit A

TOWN OF NEWBURGH PLANNING BOARD

APPLICATION PACKAGE

for

SUBDIVISIONS,

SITE PLANS,

LOT LINE CHANGES

And

SPECIAL EXCEPTION USE PERMITS

Procedures and Requirements

November 2024

**TOWN OF NEWBURGH PLANNING BOARD
21 HUDSON VALLEY PROFESSIONAL PLAZA
NEWBURGH, NEW YORK 12550
(845) 564-7804
planningboard@townofnewburgh.org**

NOVEMBER 2024

TO WHOM IT MAY CONCERN:

This package of information and forms is provided to assist the applicant in the preparation of a submission of a site plan, subdivision, lot line change or special exception use permit to the Town of Newburgh Planning Board. In most cases the application will be prepared initially by a licensed professional engineer, architect, surveyor or land planner. Since in almost every case such professional will be required for the process, they should be retained as early as possible.

Procedurally, the applicant should contact the Planning Board to discuss the potential project and obtain the necessary forms and regulations.

The Zoning and Subdivision Regulations of the Town of Newburgh require that the applicant must present plans to the Secretary of the Planning Board. When your application is complete, it will be placed on the next **AVAILABLE** agenda. Submittals must be handed in to the Planning Board Secretary at least 10 days prior to the next meeting, but the date of the appearance at a meeting will be determined by the next available time slot, not necessarily the next meeting. You will be notified of the date, time and place of your meeting.

A minimum of **ELEVEN (11)** sets of **FOLDED PLANS** for a major or minor subdivision or a site plan must be submitted with a **COMPLETED** application.. A full application must also be submitted to the Planning Board Consultants, as well as an electronic copy of the submission. This completed application must include a **LONG FORM OR FULL EAF, filled out on the NYSDEC's interactive website <https://dec.ny.gov/maps/interactive-maps>**, for every project except lot line changes, 2 lot subdivisions under 3 acres or site plans impacting less than one acre, along with a **NARRATIVE** of the proposed project. The narrative should include the action being taken, the size of the parcel, what zone the parcel is in, the water and sewer information, any Zoning Board of Appeals relief needed, and whether the parcel is on a private or town road. Complex or unusual projects should be discussed in greater detail.

Following the first meeting before the Planning Board the applicant is required to send an Adjoiner Notice to property owners within 500 feet of the parcels in question (please see final page of the package for full instructions).

Upon initial review of a Short Form EAF, the Planning Board may require specific additional environmental information or the preparation of a Long Form. Long Form part 1 should be completed by the applicant. The Board will review and may modify Part 2 prior to making a decision on the SEQRA aspect of the project.

All fees for consulting and professional services that the Planning Board incurs during the review of the applications will be the responsibility of the applicant. An advance deposit for these fees will be required and will be placed in an escrow account with the Town. If the escrow account falls below 40% of the initial deposit, the Planning Board may, if recommended by the consulting engineer, planner or attorney, require that the applicant pay additional funds into the escrow account up to 75% of the initial deposit.

JOHN P. EWASUTYN, Chairman
Town of Newburgh Planning Board

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, New York 12550**

DATE RECEIVED: _____ **TOWN FILE NO:** _____
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):

Lot Line Change - 81 Weyants Lane & Weyants Lane

2. Owner of Lands to be reviewed:

Name Ibrahimville Properties Inc. Scott W. Post and Cindy Gironda-Post
Address 57 Preston Street 81 Weyants Lane
Edison, NJ 08817 Newburgh, NY 12550
Phone _____
Email _____

3. Applicant Information (If different than owner):

Name _____
Address _____

Representative Taylor M. Palmer, Esq., Cuddy & Feder LLP
Phone 914-761-1300
Email tpalmer@cuddyfeder.com

4. Subdivision/Site Plan prepared by:

Name Colliers Engineering & Design
Address 555 Hudson Valley Ave #101
New Windsor, NY 12553
Phone 845-875-4952
Email justin.dates@collierseng.com

5. Location of lands to be reviewed:

81 Weyants Lane & Weyants Lane

6. Zone AR, R2 **Fire District** Cronomer Valley
Acreage ±0.454 change **School District** Newburgh City

7. Tax Map: Section	<u>17</u>	Block	<u>1</u>	Lot	<u>53.1</u>	<u>(±3.3 acres)</u>
	<u>17</u>		<u>1</u>		<u>53.3</u>	<u>(±62.4 acres)</u>
	<u>(17</u>		<u>1</u>		<u>53.12)*</u>	<u>(±0.454 acres)</u>

*Parcel ID assigned to area of revision in Liber 15727 Page 498

8. Project Description and Purpose of Review:

Number of existing lots 3 Number of proposed lots 2
Lot line change Transfer of ±0.454 acres from Lot 53.1 to Lot 53.3
Site plan review _____
Clearing and grading _____
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) 100' Right-of-Way of Central Hudson Gas & Electric Corp.

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature: Ibrahim Kamel Title President

Print Name: Ibrahimville Properties Inc.

Date: 5/12/2026

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

8. Project Description and Purpose of Review:

Number of existing lots 3 Number of proposed lots 2
Lot line change Transfer of ±0.454 acres from Lot 53.1 to Lot 53.3
Site plan review _____
Clearing and grading _____
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) 100' Right-of-Way of Central Hudson Gas & Electric Corp.

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature: Scott W. Post Title _____

Print Name: Scott W. Post and Cindy Gironda-Post

Date: June 11, 2026

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

TOWN OF NEWBURGH PLANNING BOARD

PROJECT NAME: Lot Line Change - 81 Weyants Lane & Weyants Lane

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. X Environmental Assessment Form As Required
2. X Proxy Statement
3. X Application Fees
4. X Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in rejection of the application.

1. X Name and address of applicant
2. n/a Name and address of owner (if different from applicant)
3. X Subdivision or Site Plan and Location
4. X Tax Map Data (Section-Block-Lot)
5. X Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. X Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. X Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. X Date of plan preparation and/or plan revisions
9. X Scale the plan is drawn to (Max 1" = 100')
10. X North Arrow pointing generally up

11. X Surveyor's Certification
12. X Surveyor's seal and signature
13. X Name of adjoining owners
14. * Wetlands and buffer zones with an appropriate note regarding
D.E.C. or A.C.O.E. requirements
15. n/a Flood plain boundaries
16. n/a Certified sewerage system design and placement by a Licensed Professional
Engineer must be shown on plans in accordance with Local Law #1 1989
17. X Metes and bounds of all lots
18. X Name and width of adjacent streets; the road boundary is to be a minimum
of 25 ft. from the physical center line of the street
19. X Show existing or proposed easements (note restrictions)
20. n/a Right-of-way width and Rights of Access and Utility Placement
21. n/a Road profile and typical section (minimum traveled surface, excluding
shoulders, is to be 18 ft. wide)
22. X Lot area (in sq. ft. for each lot less than 2 acres)
23. X Number of lots including residual lot
24. n/a Show any existing waterways
25. n/a A note stating a road maintenance agreement is to be filed in the County
Clerk's Office where applicable
26. n/a Applicable note pertaining to owners review and concurrence with plat
together with owner's signature
27. * Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. X Show all existing houses, accessory structures, wells and septic systems on
and within 200 ft. of the parcel to be subdivided
29. X Show topographical data with 2 ft. contours on initial submission

*Waivers requested

30. n/a Compliance with the Tree Preservation Ordinance Code Section
31. X Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
32. n/a If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
33. n/a Number of acres to be cleared or timber harvested
34. n/a Estimated or known cubic yards of material to be excavated and removed from the site
35. n/a Estimated or known cubic yards of fill required
36. n/a The amount of grading expected or known to be required to bring the site to readiness
37. n/a Type and amount of site preparation which falls within the buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
- _____
- _____
38. n/a Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
- _____
- _____
39. X List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By:  RLA
Licensed Professional -Signature

Print Name: Justin Dates

Date: 5/12/2026

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Date Prepared: _____

FEE LAW SUMMARY

PENDING APPLICATIONS

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

SEVERABILITY

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

EFFECTIVE DATE:

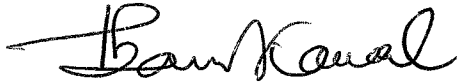
This local law shall take effect immediately upon filing in the Office of the Secretary of State.

FEE ACKNOWLEDGEMENT

The Town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal, landscape consultant, traffic consultant), public hearing and site inspection.

Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

Town of Newburgh Code Chapter 104-2. Planning, Zoning and Building fees, Section E(2)(e) states: If the escrow account falls below 40% of the initial deposit, the Planning Board may, if recommended by the consulting engineer, planner or attorney, require that the applicant pay additional funds into the escrow account up to 75% of the initial deposit.



APPLICANT'S SIGNATURE

MOHAMMED S. NUR-E-KAMAL
APPLICANT'S NAME-- PRINTED

Duly authorized on behalf of Ibrahimville Properties Inc.

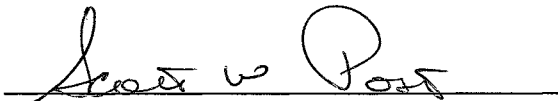
5/12/2026
DATE

FEE ACKNOWLEDGEMENT

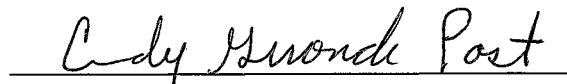
The Town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal, landscape consultant, traffic consultant), public hearing and site inspection.

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APPLICANT'S SIGNATURE

Scott W. Post
APPLICANT'S NAME-- PRINTED


APPLICANT'S SIGNATURE

Cindy Gironda-Post
APPLICANT'S NAME-- PRINTED

6-11-26
DATE

PROXY

(OWNER) Ibrahimville Properties Inc., DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 57 Preston Street, Edison Township

IN THE COUNTY OF Middlesex

AND STATE OF New Jersey

AND THAT HE/SHE IS THE OWNER IN FEE OF:

Address: Weyants Lane, Newburgh, NY 12550

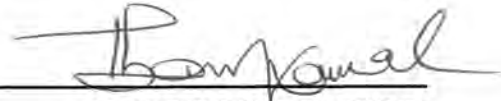
Section 17 Block 1 Lot 53.3

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

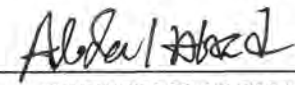
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Cuddy & Feder LLP and ARE AUTHORIZED
Colliers Engineering & Design
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 6/2/2026


OWNERS SIGNATURE

MOHAMMED S. NUR-E-KAMAL
OWNERS NAME (printed)


WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

ABDUL AHAD
WITNESS' NAME (printed)

STATE OF NEW JERSEY)
)SS.:
COUNTY OF MIDDLESEX)

On the 02 day of June 2026, before me, the undersigned,
a Notary Public in and for said State, personally appeared, Mohammed Shah Alam Nur e kamal
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 acted, executed the instrument.

NOTARY PUBLIC





PROXY

(OWNER) Scott W Post and Cindy Gironde-Post, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 81 Weyants Lane, Town of Newburgh

IN THE COUNTY OF Orange

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF:

Address: 81 Weyants Lane, Newburgh, NY 12550

Section 17 Block 1 Lot 53.1

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Cuddy & Feder LLP and Colliers Engineering & Design IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 6-11-26

Scott W Post Cindy Gironde-Post
OWNERS SIGNATURE

SCOTT W POST Cindy Gironde-Post
OWNERS NAME (printed)

Pablo Orice
WITNESS' SIGNATURE

Pablo Orice
WITNESS' NAME (printed)

NAMES OF ADDITIONAL
REPRESENTATIVES

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

On the 11th day of June 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared, Scott W Post and Cindy Gironde-Post 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 acted, executed the instrument.

NOTARY PUBLIC

Pablo Orice

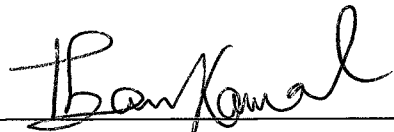
PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

5/12/26
DATED


APPLICANT'S SIGNATURE

MOHAMMED S. NUR-E-KAMAL

APPLICANT'S NAME-- PRINTED

Duly authorized on behalf of
Ibrahimville Properties Inc.

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

6-11-21
DATED

Scott W Post
Cindy Gironda Post
APPLICANT'S SIGNATURE

Scott W Post and
Cindy Gironda-Post
APPLICANT'S NAME - PRINTED

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

<u> </u>	TOWN BOARD
<u> X </u>	PLANNING BOARD
<u> </u>	ZONING BOARD OF APPEALS
<u> </u>	ZONING ENFORCEMENT OFFICER
<u> </u>	BUILDING INSPECTOR
<u> </u>	OTHER

Thank You

PRINT:

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

 ✓ **NONE**

 NAME, ADDRESS, RELATIONSHIP OR INTEREST
(financial or otherwise)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

 TOWN BOARD
 X **PLANNING BOARD**
 ZONING BOARD OF APPEALS
 ZONING ENFORCEMENT OFFICER
 BUILDING INSPECTOR
 OTHER

 6-16-26
DATED

 Sect w Post
 Cindy Guondi-Past
INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT

BY: _____

TITLE: _____

PRINT: _____

LIST OF ADJACENT PROPERTY OWNERS

Within ten business days following the applicant's first appearance before the Planning Board, the applicant shall forward a letter prepared by the Planning Board or an authorized agent of the Planning Board to all property owners within 500 feet of the land involved in the application, as the names of such owners appear on the last completed assessment roll of the Town, notifying the property owners of the receipt of the plat and application, by first class mail. **The list of property owners shall be provided to the applicant from the Planning Board, through the Town Assessor's office.**

The mailings shall be prepared and delivered to the Town Hall for physical mailing by designated town personnel. Town personnel will provide an affidavit of mailing which must be delivered to the Planning Board.

Further appearances before the Planning Board shall be prohibited until an affidavit meeting the requirements has been delivered. In the event a modification to an application proposes an increase in the number of lots or the relocation of a proposed road or drainage basin to a location adjacent to an adjoining property, then a supplementary letter shall be required to be forwarded in the same manner advising of the modification.

Exhibit B

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.

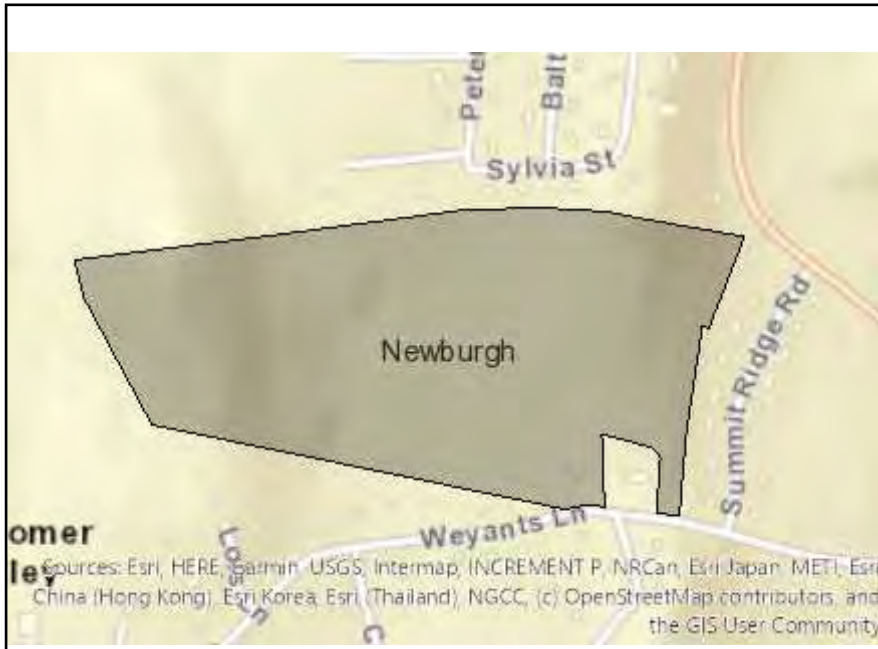
Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Lot Line Change between properties of Cindy Gironda Post & Scott W. Post and Ibrahimville Properties Inc.			
Project Location (describe, and attach a location map): Weyants Lane (north side, ±2,500 ft from the intersection of North Plank Road.), Town of Newburgh, Orange County, NY, Tax Lots: 17-1-53.1 and 53.3			
Brief Description of Proposed Action: The Applicants propose a lot line change between tax lots 17-1-53.1 and 17-1-53.3 in the Town of Newburgh. Approximately 0.45 acres of land is being transferred from lot 53.1 to lot 53.3. Both lots have frontage along Weyants Lane and are located in the Town's R2 (Residential) & AR (Agricultural) zoning districts. Lot 53.1 has an existing single-family dwelling which shall remain and Lot 53.3 is currently vacant and will remain vacant. There is no proposed construction or disturbance associated with this project.			
Name of Applicant or Sponsor: 1) Ibrahimville Properties Inc. / 2) Cindy Gironda Post & Scott W. Post		Telephone: 1) 856-283-1728 / 2) 914-403-8062 E-Mail: 1) nurekamal@yahoo.com	
Address: 1) 57 Preston Street / 2) 81 Weyants Lane			
City/PO: 1) Edison / 2) Newburgh		State: 1) NJ / 2) NY	Zip Code: 1) 08817 / 2) 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 ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Newburgh Planning Board: Lot Line Change		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action?		65.65 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?		65.74 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☒ Forest ☐ Agriculture ☒ Aquatic ☒ Other(Specify): Central Hudson Utility ROW ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: Name:Chadwick Lake Reservoir, Reason:Development threat to public health*, Agency:Newburgh, Town of, Date:5-21-87	☐	☒	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
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?			
	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: No proposed construction or disturbance.	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ No proposed construction or disturbance.	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ No proposed construction or disturbance.	☒	☐	
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	
	☒	☐	
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?			
	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
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: _____			

*The information in this field was auto-populated by the DEC's EAF Mapper and the project does not constitute a "development threat to public health" as it is merely a lot line change and does not propose any disturbance or construction.

Justin R.



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Chadwick Lake Reservoir, Reason:Development threat to public health, Agency:Newburgh, Town of, Date:5-21-87
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	Yes

Exhibit C

Exhibit C: Images and Maps of the Premises and Surrounding Area

Orange County Parcel Access Viewer Image: Weyants Lane

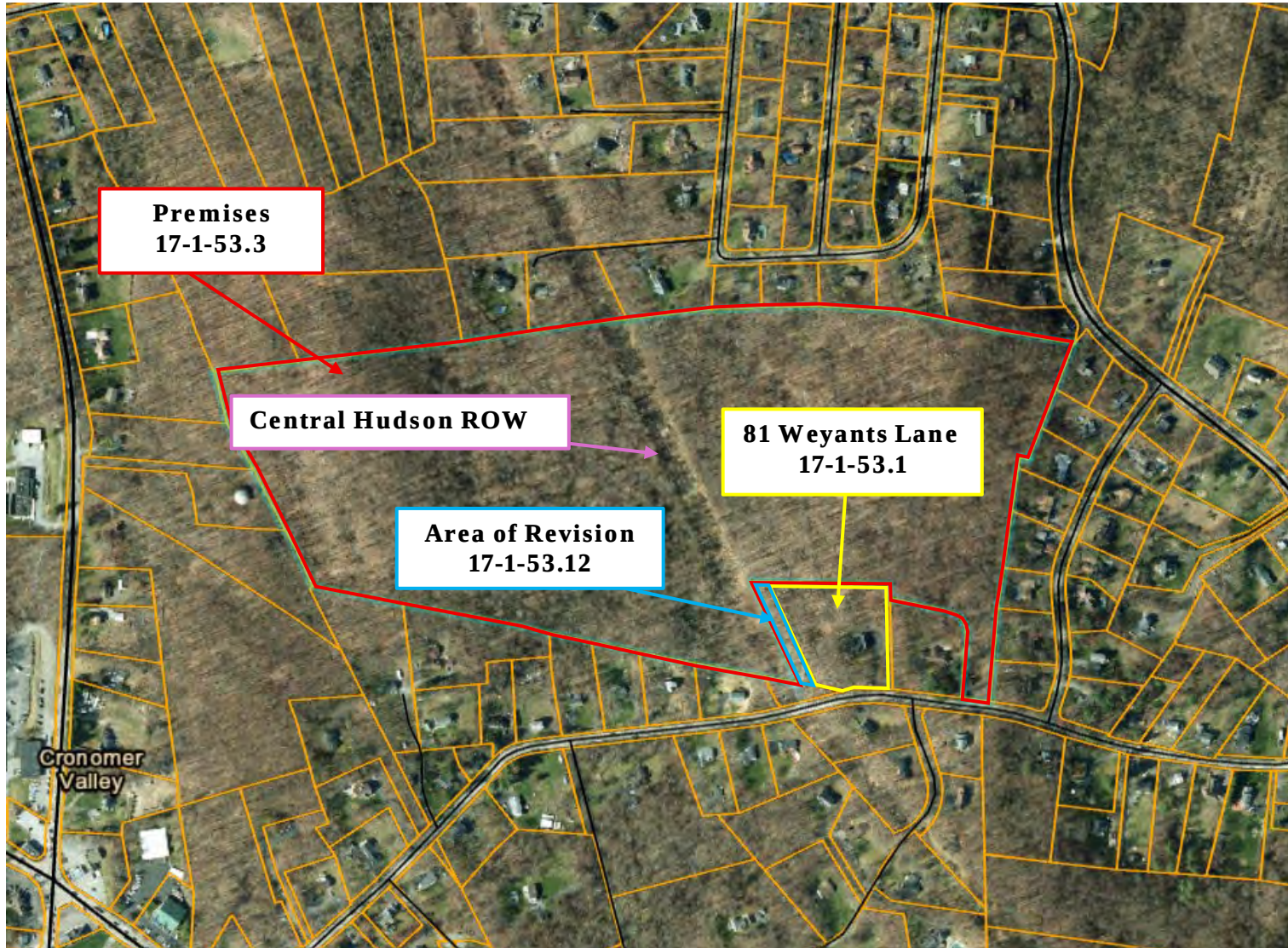


Exhibit C: Images and Maps of the Premises and Surrounding Area (Cont.)

Orange County Parcel Access Viewer Image: Applicants' Properties on Weyants Lane

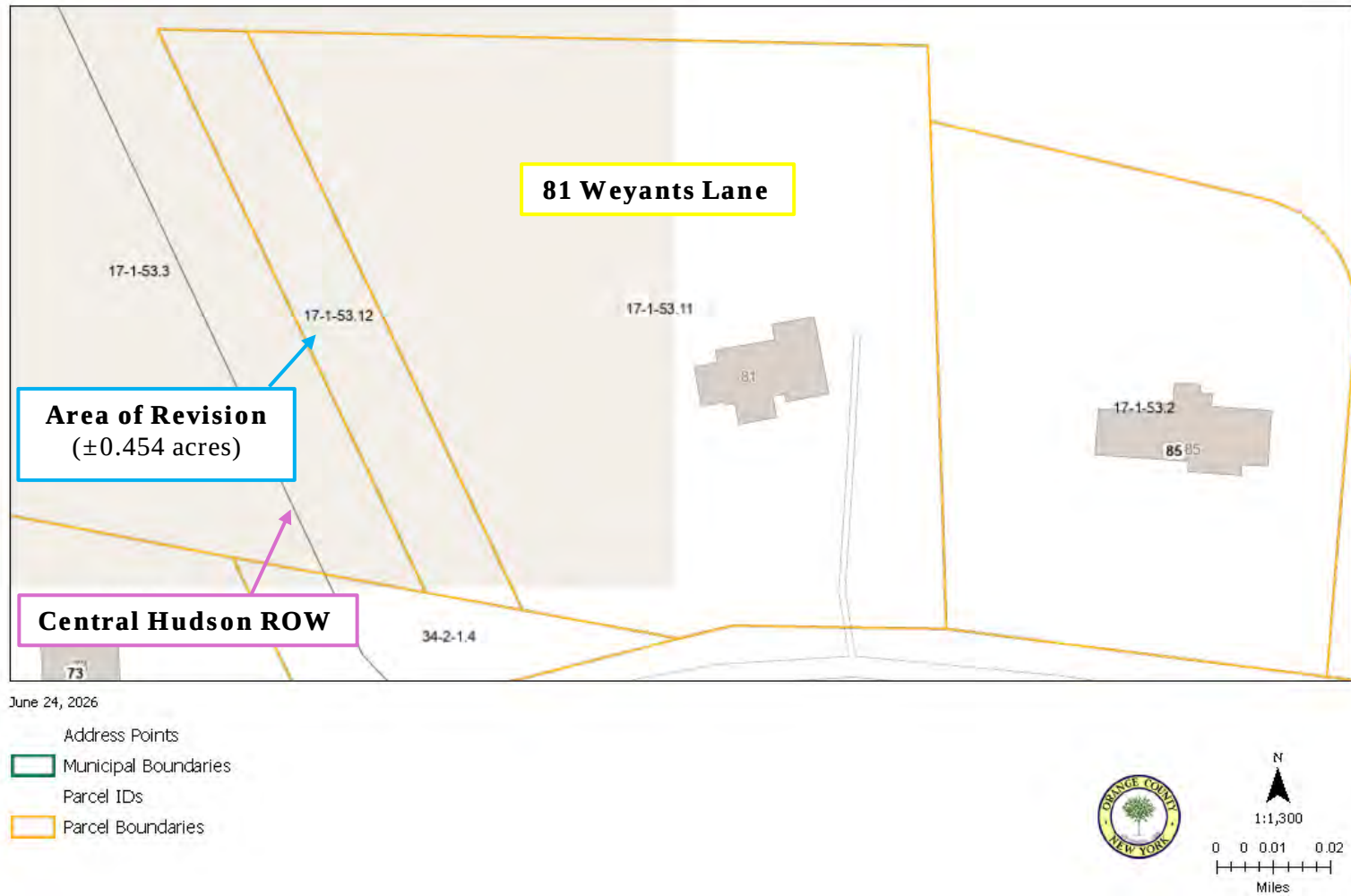


Exhibit C: Images and Maps of the Premises and Surrounding Area (Cont.)

2021 Aerial Image from Orange County Parcel Access GIS

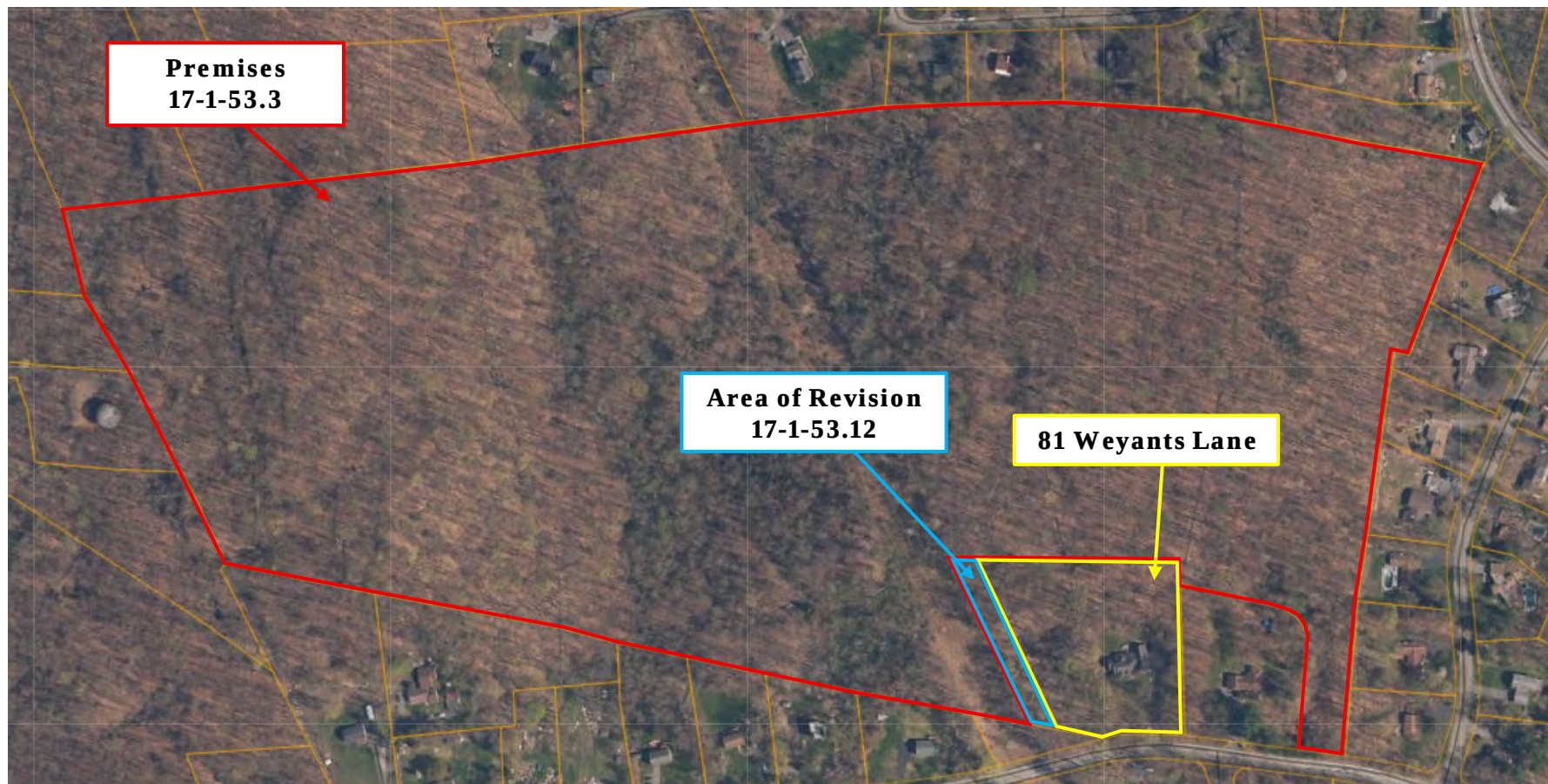


Exhibit C: Images and Maps of the Premises and Surrounding Area (Cont.)

2016 Aerial Image from Orange County Parcel Access GIS



Exhibit C: Images and Maps of the Premises and Surrounding Area (Cont.)

Excerpt of Town of Newburgh Zoning Map – AR & R2 District

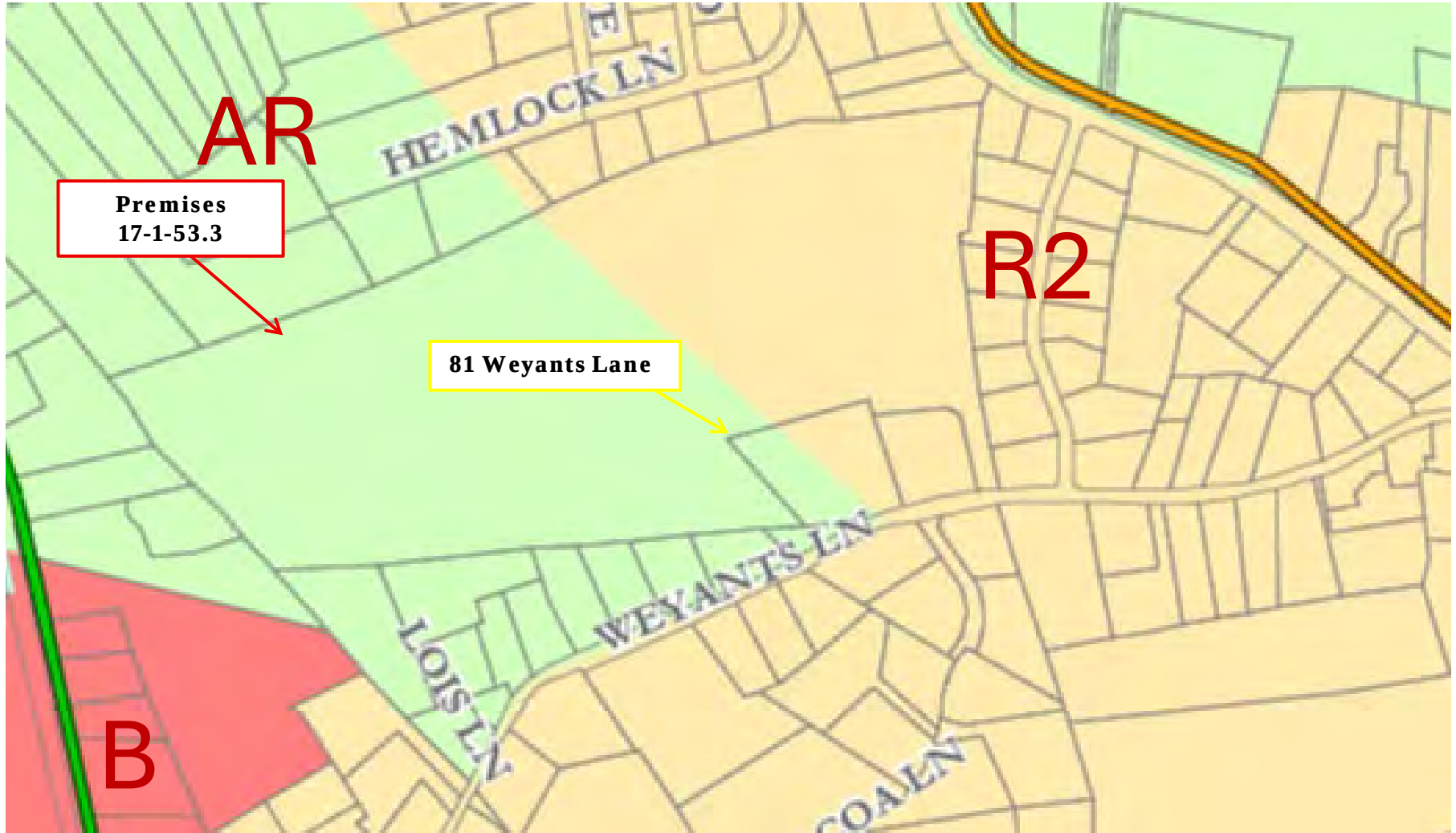
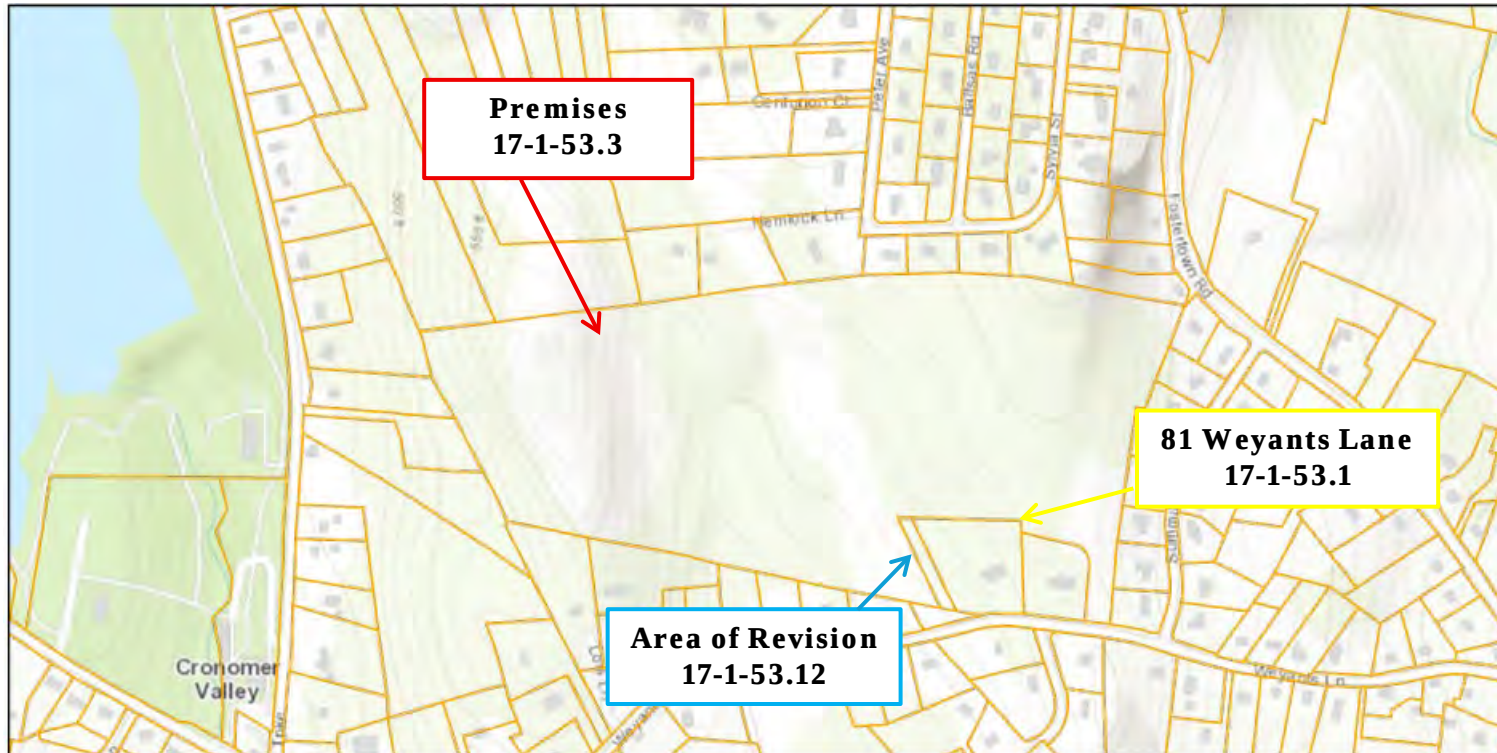
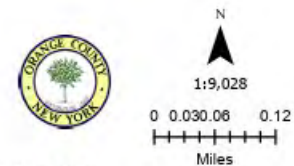


Exhibit C: Images and Maps of the Premises and Surrounding Area (Cont.)

Topographic Map from Orange County Parcel Access GIS



June 3, 2026



CREDITS: Orange County, Esri Community Maps Contributors, Orange County, NY, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Orange County, NY, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA, Esri, NASA, NGA, USGS, FEMA,

DISCLAIMER: This map is a product of Orange County GIS Division. The data depicted here have been developed with extensive cooperation from other County departments, as well as other Federal, State and Local government agencies. Orange County make no representations as to the accuracy of the information in the mapping data, but rather, provide said information as is. Orange County expressly disclaim responsibility for damages or liability that may arise from the use of this map.

Exhibit C: Images and Maps of the Premises and Surrounding Area (Cont.)

Google Maps Street View – Weyants Lane Looking Northeastward Toward the Premises:



Exhibit C: Images and Maps of the Premises and Surrounding Area (Cont.)

Google Maps Street View – Weyants Lane Looking Northwestward Toward the Premises:



Exhibit C: Images and Maps of the Premises and Surrounding Area (Cont.)

Google Maps Street View – Weyants Lane Looking Northeastward Toward 81 Weyants Lane:



Exhibit C: Images and Maps of the Premises and Surrounding Area (Cont.)

Google Maps Street View – Weyants Lane Looking Northward to 81 Weyants Lane:



Exhibit C: Images and Maps of the Premises and Surrounding Area (Cont.)

Google Maps Street View – Weyants Lane Looking Northwestward to 81 Weyants Lane:



Exhibit D

FOR COUNTY USE ONLY

C1. SWIS Code

334600

C2. Date Deed Recorded

5/8/25

C3. Book

15727

C4. Page

498

New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property
Location

a portion

of 81 Weyants Lane

* STREET NUMBER

* STREET NAME

Newburgh

* CITY OR TOWN

VILLAGE

12550

* ZIP CODE

2. Buyer
Name

Ibrahimville

Properties Inc.

* LAST NAME/COMPANY

FIRST NAME

LAST NAME/COMPANY

FIRST NAME

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

LAST NAME/COMPANY

FIRST NAME

STREET NUMBER AND NAME

CITY OR TOWN

STATE

ZIP CODE

4. Indicate the number of Assessment
Roll parcels transferred on the deed

8

of Parcels

OR

☒ Part of a Parcel

(Only if Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists

☐

4B. Subdivision Approval was Required for Transfer

☐

4C. Parcel Approved for Subdivision with Map Provided

☐5. Deed
Property
Size

* FRONT FEET

X

* DEPTH

OR

0.45

* ACRES

6. Seller
Name

Post

* LAST NAME/COMPANY

Gironda-Post

LAST NAME/COMPANY

Scott W.

FIRST NAME

Cindy

FIRST NAME

*7. Select the description which most accurately describes the
use of the property at the time of sale:

C. Residential Vacant Land

Check the boxes below as they apply:

8. Ownership Type is Condominium

☐

9. New Construction on a Vacant Land

☐

10A. Property Located within an Agricultural District

☐10B. Buyer received a disclosure notice indicating that the property is in an
Agricultural District☐

SALE INFORMATION

11. Sale Contract Date

01/02/2025

* 12. Date of Sale/Transfer

04/17/2025

*13. Full Sale Price

22,500.00

(Full Sale Price is the total amount paid for the property including personal property.
This payment may be in the form of cash, other property or goods, or the assumption of
mortgages or other obligations.) Please round to the nearest whole dollar amount.14. Indicate the value of personal
property included in the sale

0.00

15. Check one or more of these conditions as applicable to transfer:

- ☐ A. Sale Between Relatives or Former Relatives
- ☐ B. Sale between Related Companies or Partners in Business.
- ☐ C. One of the Buyers is also a Seller
- ☐ D. Buyer or Seller is Government Agency or Lending Institution
- ☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)
- ☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)
- ☐ G. Significant Change in Property Between Taxable Status and Sale Dates
- ☐ H. Sale of Business is Included in Sale Price
- ☐ I. Other Unusual Factors Affecting Sale Price (Specify Below)
- ☒ J. None

Comment(s) on Condition:

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

16. Year of Assessment Roll from which information taken(YY) 25

*17. Total Assessed Value

22,500

*18. Property Class 311

*19. School District Name

Newburgh CSD

*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

17-1-53.1

portion of

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful
false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

BUYER CONTACT INFORMATION

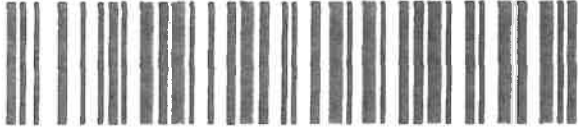
(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or



ORANGE COUNTY – STATE OF NEW YORK
KELLY A. ESKEW, COUNTY CLERK
255 MAIN STREET
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 15727 / 498
INSTRUMENT #: 20250031983

Receipt#: 3393015
Clerk: AA
Rec Date: 05/08/2025 02:15:56 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 4
Rec'd Frm: BENCHMARK ABSTRACT LLC

Party1: POST SCOTT W
Party2: IBRAHIMVILLE PROPERTIES INC
Town: NEWBURGH (TN)
17-1-53.1

Recording:

Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 All others - State	241.00
RP5217 - County	9.00

Sub Total: 315.00

Transfer Tax
Transfer Tax - State 90.00

Sub Total: 90.00

Total: 405.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 7612
Commercial Transfer Tax
Consideration: 22500.00

Transfer Tax - State 90.00

Total: 90.00

Payment Type: Check ___
Cash ___
Charge ___
No Fee ___

Comment: _____

Kelly A. Eskew
Orange County Clerk

Record and Return To:

ALYSSA M SLATER ESQ
10 ERIN COURT
CORNWALL, NY 12518

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S
ACTS (INDIVIDUAL OR CORPORATION)**

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made this 17 day of April, 2025

BETWEEN,

Scott W. Post and Cindy Gironda-Post, residing at 81 Weyants Lane, Newburgh, New York 12550

party of the first part, and

Ibrahimville Properties Inc., with an address of 57 Preston Street, Edison, NJ 08817

party of the second part;

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents (\$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, 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, State of New York, being and intended to be a portion of the same premises conveyed to grantor(s) herein by deed dated November 27, 2000, recorded on December 7, 2000, in the Orange County Clerk's Office, by instrument in Liber 5419, Page 164, and more particularly described in "Schedule A" attached hereto.

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.

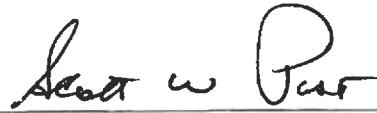
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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.

portion of 17-1-53.1

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

IN PRESENCE OF:



Scott W. Post

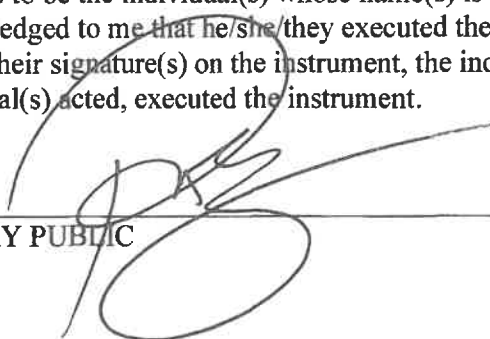


Cindy Gironda-Post

ACKNOWLEDGMENT:

State of New York)
) ss.:
County of Orange)

On the 15th day of April in the year 2025 before me, the undersigned, personally appeared, Scott W. Post and Cindy Gironda-Post, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



NOTARY PUBLIC

ROLAND A. BLOOMER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02BL6204796
Qualified in Ulster County
Commission Expires June 8, 2025

BARGAIN AND SALES DEED

Post
To
Ibrahinville Properties, Inc.

a portion of

Record & Return to:
Alyssa M. Slater, Esq.
10 Erin Court
Cornwall, NY 12518

Section 17
Block 1
Lot 53.1

County of Orange
Street Address a portion of
 81 Weyants Lane
 Town of Newburgh

Title No: BCH703-2046

Schedule A

ALL THAT PIECE, PARCEL OR TRACT OF LAND, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, bounded and described as follows:

BEGINNING at the division line between lands now or formerly of Cindy Lee Post and Emilio D. Gironda, Jr. in Deed Book 14633 at page 472 recorded in the Orange County Clerk's Office on the east and lands now or formerly of Ibrahimville Properties, Inc. in Deed Book 15551 at page 1232 recorded in the Orange County Clerk's Office on the west, THENCE northwesterly along said division line, North 25°37'08" West, a distance of 389.81 feet to a point;

THENCE along the same South 88°50'28" East, a distance of 56.01 feet to a point;

THENCE through said lands of Cindy Lee Post and Emilio D. Gironda, Jr. South 25°37'08" East, a distance of 400.69 feet to a point in a stone wall;

THENCE North 79°46'55" West, a distance of 61.68 feet to the point or place of beginning.

Containing 0.454± acres.

a portion of S/B/L: 17 - 1 - 53.1

SUBJECT to all easements, covenants, restrictions and/or reservations of record, if any.

BEING a portion of the same premises as conveyed in a certain Deed dated November 27, 2000 from Emilio D. Gironda, Sr., Bernadette Gironda and Joseph Valenti to Scott W. Post and Cindy Gironda-Post and recorded December 7, 2000 in the Office of the Clerk of the County of Orange in Liber 5419 at Page 164.

TOGETHER with all the right, title and interest of the party of the first part of, in and to the land lying in the street in front of and adjoining said premises.

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GIRONDA & VALENTI

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MAP 188-00

LANE MAP 7429

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283.3

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ORANGE COUNTY – STATE OF NEW YORK
KELLY A. ESKEW, COUNTY CLERK
255 MAIN STREET
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 15551 / 1232
INSTRUMENT #: 20240020701

Receipt#: 3262694
Clerk: BR
Rec Date: 04/03/2024 10:52:24 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 6
Rec'd Frm: BENCHMARK ABSTRACT LLC

Party1: GIRONDA EMILIO D JR
Party2: IBRAHIMVILLE PROPERTIES INC
Town: NEWBURGH (TN)
17-1-53.3

Recording:

Recording Fee	50.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 All others - State	241.00
RP5217 - County	9.00

Sub Total: 325.00

Transfer Tax
Transfer Tax - State 1500.00

Sub Total: 1500.00

Total: 1825.00
*** NOTICE: THIS IS NOT A BILL ***

***** Transfer Tax *****
Transfer Tax #: 6395
Commercial Transfer Tax
Consideration: 375000.00

Transfer Tax - State 1500.00

Total: 1500.00

Payment Type: Check ___
Cash ___
Charge ___
No Fee ___

Comment: _____

Kelly A. Eskew
Orange County Clerk

Record and Return To:

ALYSSA SLATER
10 ERIN COURT
CORNWALL YN 12518

This Indenture made the 1 day of April two thousand twenty four BETWEEN

Emilio D Gironda, Jr 5000 Broadmoor Road, Baltimore, MD 21212 and **Cindy Lee Post a/k/a Cindy Gironda-Post**, 81 Weyants Lane, Newburgh, New York 12550 as to **Parcel 1** AND **Scott Post and Cindy Lee Post a/k/a Cindy Gironda-Post**, 81 Weyants Lane, Newburgh, New York 12550 as to **Parcel 2** *party of the first part* and

Ibrahimville Properties Inc, 57 Preston Street, Edison NJ 08817 *party of the second part*,

WITNESSETH, that the party of the first part, in consideration of \$10.00 (ten) dollars, lawful money of the United States and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

PARCEL 1:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, and described on Schedule "A" attached hereto and made a part hereof.

EXCEPTING therefrom the following two parcels:

1. The parcel conveyed to Scott W Post and Cindy Gironda-Post who acquired title from Emilio D Gironda Sr, Bernadette Gironda and Joseph Valenti by Deed dated November 27, 2000 and recorded on December 7, 2000 in Liber 5419 at page 164.
2. The parcel conveyed to Bernadette Gironda who acquired title from Joseph Valenti by Deed dated July 27, 2006 and recorded in the Orange County Clerk's Office on August 17, 2006 in Liber 12233 of Deeds at page 1313.

BEING and intended to be a part of the same premises conveyed to Emilio D Gironda, Sr, and Bernadette Gironda, husband and wife, and Joseph Valenti by Deed from Harry Gergoulas as Administrator of the Estate of Athanasia F Gergoulas dated July 8, 1986 and recorded in the Orange County Clerk's Office on August 11, 1986 in Liber 2556 of Deeds at page 239. In that Indenture an undivided one-half interest in the premises was conveyed to Emilio D Gironda Sr. and Bernadette Gironda as husband and wife and the remaining undivided one-half interest was conveyed to Joseph Valenti.

PARCEL 2:

17-1-53.3 and 34-2-1.4

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, and described on Schedule "A" attached hereto and made a part hereof.

BEING and intend to be the same premises conveyed to Scott Post and Cindy Gironda Post by deed from Arnold Lutz dated June 20, 2006 and recorded in the Orange county Clerks Office July 18, 2006 in Liber of Deeds 12207 at page 884.

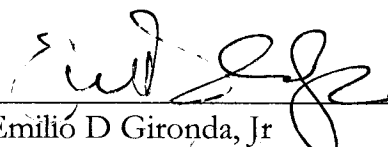
TOGETHER with all right, title and interest, if any, of the party of the first part, in and to any streets and roads abutting the above-described premises to the center lines thereof, **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises, **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.


Emilio D Gironda, Jr


Scott Post


Cindy Lee Post a/k/a Cindy Gironda-Post

STATE OF NEW YORK
COUNTY OF Orange ss.:

State of New York
County of Orange ss.:

On the 1 day of April, 2024, before me, the undersigned, personally appeared Emilio D Gironda Jr, Scott Post and Cindy Lee Post a/k/a Cindy Gironda-Post personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Serena C. Gilbert

Parcel 1:

Parcel 2

Section 17

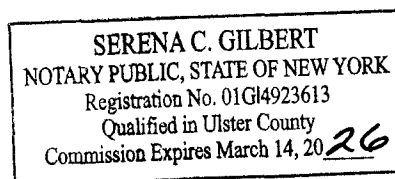
Section 34

Block 1

Block 2

Lot 53.3

Lot 1.4



Record and Return to:

Alyssa Slater
10 Erin Court
Cornwall, NY 12518

Title No: BCH703-1987

Schedule A

PARCEL 1

ALL that piece, parcel or tract of land situate, lying and being 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 the road leading from the Fostertown Church to the North Plank Road (it being the southwesterly corner of the lands deeded to Domeneco Albano and Julia Albano, his wife by Clara Repp, October 15, 1928), thence through the said road, North 75 degrees 15' West 6 chains to a point in the center of said road; thence along a stone wall and the lands now or formerly of DeWitt, North 71 degrees 20' West 29 chains 65 links to the corner of walls; thence along a wall, North 19 degrees 15' West 7 chains 85 links to the corner of wall; thence along a wire fence, North 23 degrees 15' West 4 chains 60 links to an oak tree; thence North 89 degrees East 9 chains 10 links to an oak tree; thence North 88 degrees East 9 chains 40 links to an oak tree; thence along a stone wall, North 89 degrees East 6 chains 25 links; thence South 89 degrees East 2 chains; thence South 86 1/2 degrees East 3 chains 55 links to the center of an old abandoned road; thence through the center of said old abandoned road, South 81 1/2 degrees East 8 chains; thence South 72 1/4 degrees East 8 chains to corner of walls and the northwesterly corner of the lands deeded to Domeneco Albano and wife, October 15, 1928; thence along said Albano's lands, South 32 degrees 30' West 6 chains 74 links to corner of walls; thence North 61 degrees 29' West 48 links; thence South 20 degrees 4' West 8 chains 1 link; thence South 16 degrees 17' West 5 chains 36 links to the place of BEGINNING.

EXCEPTING the following two parcels:

1. The parcel conveyed to Scott W. Post and Cindy Girona Post who acquired title from Emilio D. Girona Sr., Bernadette Girona and Joseph Valenti by Deed in Liber 5419 at page 164.; and
2. The parcel conveyed to Bernadette Girona who acquired title from Joseph Valenti by Deed in Liber 12233 at page 1313.

S/B/L: 17 - 1 - 53.3

SUBJECT to all easements, covenants, restrictions and/or reservations of record, if any.

BEING the same premises as conveyed in a certain Deed dated July 8, 1986 from Harry Gergoulas, as Administrator to Emilio D. Girona, Sr., Bernadette Girona and Joseph Valenti and recorded August 11, 1986 in Liber 2556 at Page 239.

BEING the same premises as conveyed in a certain Deed dated September 27, 2019 from Bernadette Girona to Emilio D. Girona, Jr. and Cindy Lee Post and recorded October 2, 2019 in Liber 14633 at Page 467.

SAID Emilio D. Girona, Sr. having died a resident of Orange County, New York on 10/07/2005, leaving Bernadette Girona as his surviving spouse. Said Bernadette Girona having died a resident of Orange County, New York on 02/07/2020.

BEING the same premises as conveyed in a certain Deed dated March 4, 2024 from Joseph Valenti to Cindy Lee Post and Emilio D. Girona, Jr. and recorded March 15, 2024 in Liber 15543 at Page 62.

PARCEL 2

ALL that tract, piece or parcel of land, situate in the Town of Newburgh, County of Orange and State of New York, described as follows:

BEING intended to describe the premises shown as an unnumbered Lot on Map Minor Subdivision of W. Clauson DeWitt dated 8/21/74 and filed in the Orange County Clerk's Office on 10/24/74 as Map No.: 3312 (said unnumbered lot lying easterly of Lot 1 on said map)

S/B/L: 34 - 2 - 1.4

SUBJECT to all easements, covenants, restrictions and/or reservations of record, if any.

BEING the same premises as conveyed in a certain Deed dated June 20, 2006 from Arnold Lutz to Scott Post and Cindy Girona Post and recorded July 18, 2006 in the Office of the Clerk of the County of Orange in Liber 12207 at Page 884.

=====

TOGETHER with all the right, title and interest of the party of the first part of, in and to the land lying in the street in front of and adjoining said premises.

BARGAIN & SALE DEED, WITH COVENANT
AGAINST GRANTOR'S ACTS

THIS INDENTURE, made the ____ day of _____, 2026, between Ibrahimville Properties Inc., owner of the premises identified as Tax Map Parcel Nos. 17-1-53.3 and 17-1-53.12 located on Weyants Lane in the Town of Newburgh, New York 12550 (the "party of the first part"), and Ibrahimville Properties Inc., with an address of 57 Preston Street, Edison, NJ 08817 (the "party of the second part"), being one and the same as the party of the first part.

W I T N E S S E T H:

That the party of the first part, in consideration of Ten Dollars (\$10.00) 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 structures and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange, State of New York, and as more fully described in Schedule A attached hereto and made a part hereof.

The premises being conveyed herein is the same premises conveyed to the party of the first part by deed from Emilio D Gironda, Jr and Cindy Lee Post a/k/a Cindy Gironda-Post dated April 1, 2024, and recorded by the Orange County Clerk's Office on April 3, 2024, in Liber 15551 Page 1232 (Doc. #20240020701), described as Parcel 1 therein, and

the same premises conveyed to the party of the first part by deed from Cindy Gironda-Post and Scott W. Post dated April 17, 2025, and recorded by the Orange County Clerk's Office on May 8, 2025, in Liber 15727 Page 498 (Doc. #20250031983) (collectively the "Premises").

This deed of conveyance is for the sole purpose of unifying into a single lot or parcel the Premises in connection with the Lot Line Change approved by the Planning Board of the Town of Newburgh on _____, 2026.

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.

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE TO BARGAIN & SALE DEED, WITH COVENANT AGAINST GRANTOR'S ACTS]

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

Mohammed S. Nur-E-Kamal
President, Ibrahimville Properties Inc.

ACKNOWLEDGEMENT

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

On the _____ day of _____ in the year _____ before me, the undersigned, personally appeared Mohammed S. Nur-E-Kamal, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity(ies), and that by their signature on the instrument, or the person upon behalf of which the individual(s) acted, the individual(s) executed the instrument.

Notary Public

RECORD AND RETURN TO:

Cuddy & Feder LLP
445 Hamilton Avenue, 14th Fl.
White Plains, New York 10601
ATTN: Taylor M. Palmer, Esq.

SCHEDULE A

Legal Description

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

BEGINNING at the corner of a stone wall on the north line of Weyant Lane, said point being the southwestern corner of the lands now or formerly of Michael Daven and Naomi Davin as shown on a map entitled, "Plan of Subdivision of Summit Ridge Section 'B'", dated June 2, 1970, Last revised June 15, 1970 and recorded in the Orange County Clerk's Office on August 5, 1970 as Map #2547 in Pocket 15 Folder A; said point also being the southeast corner or the herein described parcel as shown on a map entitled, "Minor Subdivision lands of Gironda; et al, Sect. 17, Blk. 1, Lot 53", By Valdina – Marti Engineering & Surveying, PC, Dated July 19, 2000 and recorded in the Orange County Clerk's Office on October 13, 2000 as Map #188-00;

THENCE northwest along said north line of Weyant Lane, North $82^{\circ}53'52''$ West, a distance of 100.45 feet to the division line between lands now or formerly of Tremaine Selby and Jennifer Selby in Deed Book 14750 at page 803 recorded in the Orange County Clerk's Office on the west and the herein described parcel on the east;

THENCE northeasterly along said division line, North $4^{\circ}42'57''$ East, a distance of 219.95 feet;

THENCE, along the same, northwesterly on a curve to the left having a radius of 75.00 feet, a chord bearing of North $36^{\circ}08'51''$ West a distance of 98.14 feet, for an arc length of 106.98 feet;

THENCE continuing along the same, North $77^{\circ}00'49''$ West, a distance of 214.48 feet to a point in a stone wall on the division line between lands now or formerly of Cindy Lee Post and Emilio D. Gironda, Jr. in Deed Book 14633 at page 472 recorded in the Orange County Clerk's Office on the west and the herein described parcel on the east;

THENCE along said division line northwesterly North $1^{\circ}51'45''$ West, a distance of 47.21 feet to a stone wall;

THENCE partially along said stone wall, North $88^{\circ}50'28''$ West, a distance of 426.99 feet;

THENCE South $25^{\circ}37'08''$ East, a distance of 400.69 feet to a point in a stone wall;

THENCE partially along a stone wall North $79^{\circ}46'55''$ West, a distance of 203.85 feet to a point, said point bearing South $74^{\circ}04'32''$ East a distance of 1.63 feet from an iron pipe;

THENCE North $79^{\circ}20'55''$ West, a distance of 335.60 feet through an iron pipe to a point in a stone wall;

THENCE partially along said stone wall, North $78^{\circ}10'55''$ West, a distance of 409.00 feet through a stone pile to the corner of a stone wall;

THENCE along a stone wall, North $78^{\circ}23'21''$ West, a distance of 165.72 feet;

THENCE along a stone wall, North $79^{\circ}44'26''$ West, a distance of 390.70 feet;

THENCE along a stone wall, North $79^{\circ}06'26''$ West, a distance of 289.83 feet to a point in the intersection of a stone wall, said point being the southwest corner of the herein described parcel;

THENCE along a stone wall, North $25^{\circ}55'46''$ West, a distance of 210.47 feet;

THENCE along a stone wall, North $26^{\circ}06'40''$ West, a distance of 100.81 feet;

THENCE along a stone wall, North $27^{\circ}44'40''$ West, a distance of 136.56 feet to the corner of a stone wall;

THENCE North $30^{\circ}38'55''$ West, a distance of 178.69 feet;

THENCE North $15^{\circ}02'40''$ West, a distance of 93.08 feet;

THENCE North $12^{\circ}25'50''$ West, a distance of 61.34 feet;

THENCE North $19^{\circ}27'50''$ West, a distance of 34.59 feet;

THENCE North $24^{\circ}12'35''$ West, a distance of 2.71 feet to a point, said point being the northwest corner of the herein described parcel, said point bearing South $14^{\circ}56'34''$ East 64.25 feet from an iron rod;

THENCE North $82^{\circ}37'58''$ East, a distance of 870.66 feet to a point in the intersection of a stone wall;

THENCE along said stone wall North $81^{\circ}37'17''$ East, a distance of 427.76 feet through a capped iron rod and continuing to the corner of a stone wall;

THENCE partially along a stone wall North $83^{\circ}23'57''$ East, a distance of 423.62 feet to a point in a stone wall;

THENCE along a stone wall North $84^{\circ}29'38''$ East, a distance of 29.70 feet to a point, said point bearing North $88^{\circ}40'23''$ East 4.46 feet from an iron pipe;

THENCE North $88^{\circ}55'38''$ East, a distance of 361.02 feet to a point in a stone wall;

THENCE partially along said stone wall South $86^{\circ}00'22''$ East, a distance of 292.38 feet;

THENCE South $82^{\circ}16'15''$ East, a distance of 168.96 feet to a point in a stone wall;

THENCE along said stone wall South $77^{\circ}15'20''$ East, a distance of 156.20 feet;

THENCE continuing along said stone wall South $79^{\circ}15'52''$ West, a distance of 288.85 feet to a point on the division line between lands now or formerly of Joseph Dvash and Robin Dvash in Deed Book 2371 at page 57 recorded in the Orange County Clerk's Office on the east and the herein described parcel on the west;

THENCE southwesterly along a stone wall South $21^{\circ}15'56''$ East, a distance of 422.29 feet through an iron rebar and continuing to a point in the division line between lands now or formerly of William D. Van Houten, Jean Van Houten and Mary D. Wilcox in Deed Book 12114 at page 787 recorded in the Orange County Clerk's Office on the east and the herein described parcel on the west;

THENCE along the same North $77^{\circ}19'09''$ East, a distance of 31.10 feet to a point in the intersection of a stone wall, said point bearing South $50^{\circ}19'00''$ East a distance of 0.44 feet from an iron pipe;

THENCE along said stone wall South $8^{\circ}17'05''$ West, a distance of 528.40 feet to a point in the intersection of a stone wall;

THENCE continuing along said stone wall South $4^{\circ}42'57''$ West, a distance of 324.96 feet to a point in the corner of a stone wall said point being the point or place of beginning.

Containing 62.758 acres.

BARGAIN & SALE DEED, WITH COVENANT
AGAINST GRANTOR'S ACTS

THIS INDENTURE, made the ____ day of _____, 2026, between Cindy Gironda-Post and Scott W. Post, owners of the premises located at 81 Weyants Lane, Town of Newburgh, New York 12550 (the "party of the first part"), and Cindy Gironda-Post and Scott W. Post, residing at the premises located at 81 Weyants Lane, Town of Newburgh, New York 12550 (the "party of the second part"), being one and the same as the party of the first part.

W I T N E S S E T H:

That the party of the first part, in consideration of Ten Dollars (\$10.00) 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 structures and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange, State of New York, and as more fully described in Schedule A attached hereto and made a part hereof.

The premises being conveyed herein is the same premises as the remaining portion of the parcel following the conveyance set forth in the deed from Cindy Gironda-Post and Scott W. Post to Ibrahimville Properties Inc. dated April 17, 2025, and recorded by the Orange County Clerk's Office on May 8, 2025, in Liber 15727 Page 498 (Doc. #20250031983).

This deed of conveyance is for the sole purpose of recognizing the Lot Line Change approved by the Planning Board of the Town of Newburgh on _____, 2026.

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.

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE TO BARGAIN & SALE DEED, WITH COVENANT AGAINST GRANTOR'S ACTS]

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

Cindy Gironda-Post

Scott W. Post

ACKNOWLEDGEMENT

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

On the ____ day of _____ in the year ____ before me, the undersigned, personally appeared Cindy Gironda-Post and Scott W. Post, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity(ies), and that by their signature on the instrument, or the person upon behalf of which the individual(s) acted, the individual(s) executed the instrument.

Notary Public

RECORD AND RETURN TO:

Cindy Gironda-Post and Scott W. Post
81 Weyants Lane
Town of Newburgh, NY 12550

SCHEDULE A

Legal Description

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

COMMENCING at the corner of a stone wall on the north line of Weyants Lane, said point being the southwestern corner of the lands now or formerly of Michael Daven and Naomi Davin as shown on a map entitled, "Plan of Subdivision of Summit Ridge Section 'B'", dated June 2, 1970, Last revised June 15, 1970 and recorded in the Orange County Clerk's Office on August 5, 1970 as Map #2547 in Pocket 15 Folder A, said point also being the southeast corner or the herein described parcel as shown on a map entitled, "Minor Subdivision lands of Gironda; et al, Sect. 17, Blk. 1, Lot 53", By Valdina – Marti Engineering & Surveying, PC, Dated July 19, 2000 and recorded in the Orange County Clerk's Office on October 13, 2000 as Map #188-00;

THENCE northwest along said north line of Weyants Lane, North 82°53'52" West, a distance of 340.79 feet to the division line between lands now or formerly of Tremaine Selby and Jennifer Selby in Deed Book 14750 at page 803 recorded in the Orange County Clerk's Office on the east and the herein described parcel on the west, said point being the POINT OR PLACE OF BEGINNING;

THENCE northwesterly along said division line, North 1°51'45" West, a distance of 364.31 feet through a stone wall to a point in a stone wall;

THENCE partially along said stone wall North 88°50'28" West, a distance of 426.99 feet;

THENCE South 25°37'08" West, a distance of 400.69 feet to a point in a stone wall;

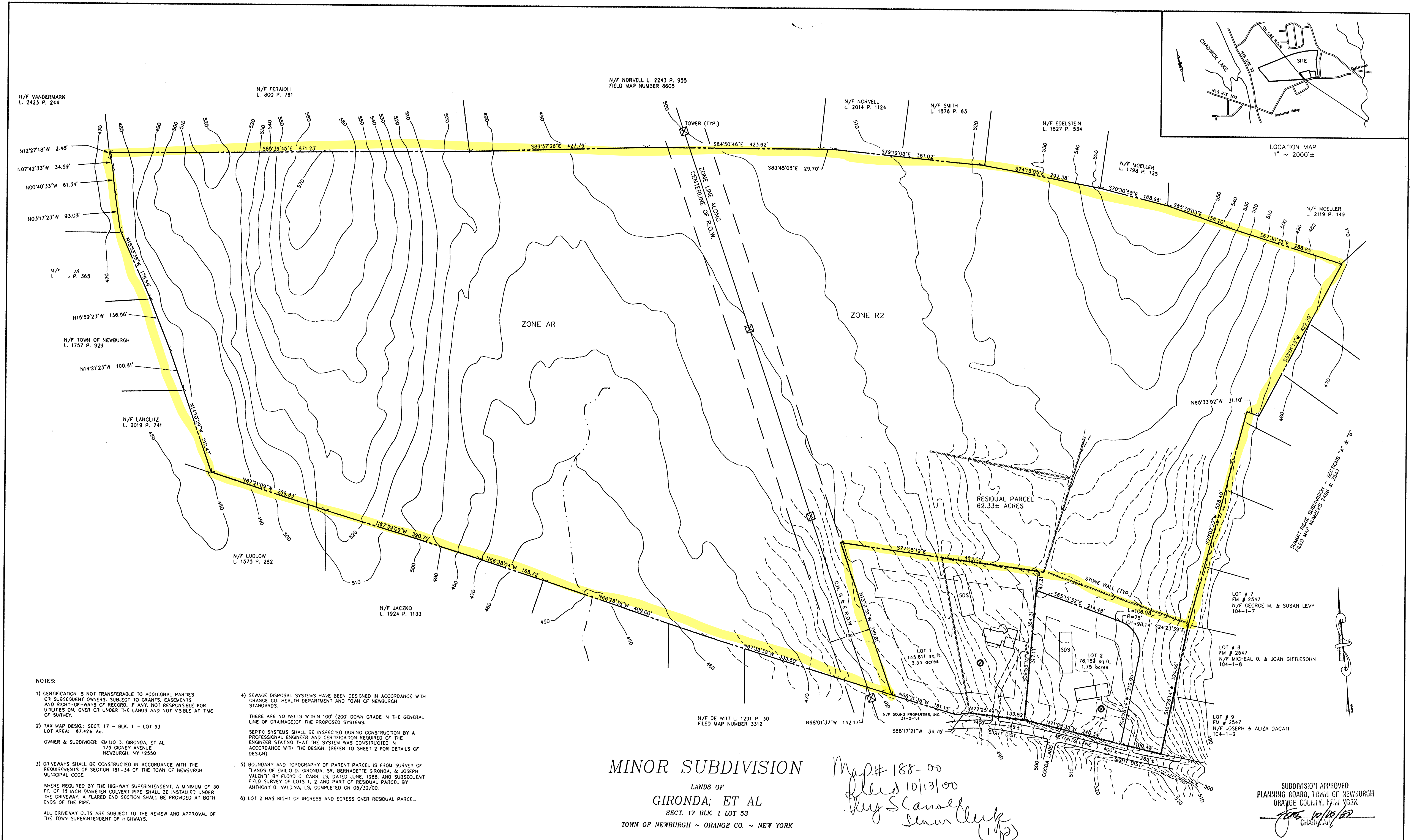
THENCE along said stone wall South 79°46'55" East, a distance of 99.47 feet to a point on the north line of Weyants Lane, said point bears North 89°41'08" West a distance of 4.71 feet from an iron rod;

THENCE along said north line of Weyants Lane North 76°32'04" East, a distance of 34.75 feet;

THENCE along the same North 89°11'06" West, a distance of 133.82 feet to the point or place of beginning.

Containing 2.889 acres.

Exhibit E



- NOTES:
- CERTIFICATION IS NOT TRANSFERABLE TO ADDITIONAL PARTIES OR SUBSEQUENT OWNERS. SUBJECT TO GRANTS, EASEMENTS AND RIGHT-OF-WAYS OF RECORD, IF ANY, NOT RESPONSIBLE FOR UTILITIES ON, OVER OR UNDER THE LANDS AND NOT VISIBLE AT TIME OF SURVEY.
 - TAX MAP DESIG: SECT. 17 - BLK. 1 - LOT 53
LOT AREA: 87.42± AC.
OWNER & SUBDIVIDER: EMILIO D. GIRONDA, ET AL
175 GIDNEY AVENUE
NEWBURGH, NY 12550
 - DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 161-34 OF THE TOWN OF NEWBURGH MUNICIPAL CODE.
WHERE REQUIRED BY THE HIGHWAY SUPERINTENDENT, A MINIMUM OF 30 FT. OF 15 INCH DIAMETER CULVERT PIPE SHALL BE INSTALLED UNDER THE DRIVEWAY. A FLARED END SECTION SHALL BE PROVIDED AT BOTH ENDS OF THE PIPE.
ALL DRIVEWAY CUTS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN SUPERINTENDENT OF HIGHWAYS.
 - SEWAGE DISPOSAL SYSTEMS HAVE BEEN DESIGNED IN ACCORDANCE WITH ORANGE CO. HEALTH DEPARTMENT AND TOWN OF NEWBURGH STANDARDS.
THERE ARE NO WELLS WITHIN 100' (200' DOWN GRADE IN THE GENERAL LINE OF DRAINAGE) OF THE PROPOSED SYSTEMS.
SEPTIC SYSTEMS SHALL BE INSPECTED DURING CONSTRUCTION BY A PROFESSIONAL ENGINEER AND CERTIFICATION REQUIRED OF THE ENGINEER STATING THAT THE SYSTEM WAS CONSTRUCTED IN ACCORDANCE WITH THE DESIGN. (REFER TO SHEET 2 FOR DETAILS OF DESIGN).
 - BOUNDARY AND TOPOGRAPHY OF PARENT PARCEL IS FROM SURVEY OF "LANDS OF EMILIO D. GIRONDA, SR. BERNADETTE GIRONDA, & JOSEPH VALENTI" BY FLOYD C. CARR, L.S. DATED JUNE, 1988, AND SUBSEQUENT FIELD SURVEY OF LOTS 1, 2 AND PART OF RESIDUAL PARCEL BY ANTHONY D. VALDINA, L.S. COMPLETED ON 05/30/00.
 - LOT 2 HAS RIGHT OF INGRESS AND EGRESS OVER RESIDUAL PARCEL.

MINOR SUBDIVISION
LANDS OF
GIRONDA, ET AL
SECT. 17 BLK. 1 LOT 53
TOWN OF NEWBURGH ~ ORANGE CO. ~ NEW YORK

Map # 188-00
filed 10/13/00
by S Canoll
Survey Clerk
(1/2)

SUBDIVISION APPROVED
PLANNING BOARD, TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
[Signature]
CHAIRMAN

ZONING TABLE			
ZONE - R2		PROPOSED	
MIN. REQUIREMENTS		LOT 1	LOT 2
LOT AREA (SF) (W/O ROW)	40,000	145,611(3.34±a)	76,159(1.75±a)
LOT WIDTH (FT.)	150	348	240
LOT DEPTH (FT.)	150	325	291
FRONT YARD (FT.)	50	167	77
REAR YARD (FT.)	50	138	168
SIDE YARD (FT.)	30	36	80
BOTH SIDES (FT.)	80	289	194

OWNERS CERTIFICATION:
I HEREBY STATE THAT I AM FAMILIAR WITH THIS MAP AND CONSENT TO ITS TERMS AND CONDITIONS AND THE FILING OF SAID MAP IN THE ORANGE COUNTY CLERK'S OFFICE.
Emilio D. Gironda
EMILIO D. GIRONDA, ET AL
175 GIDNEY AVENUE
NEWBURGH, NY 12550
DATE

SURVEYOR'S CERTIFICATION:
CERTIFIED TO, EMILIO D. GIRONDA, SR. BERNADETTE GIRONDA, & JOSEPH VALENTI FROM AN ACTUAL FIELD SURVEY COMPLETED ON 05/30/00



NO.	DATE	DESCRIPTION	BY
1	9/25/00	REVISED SIGHT DIST. & NOTE 5	CM

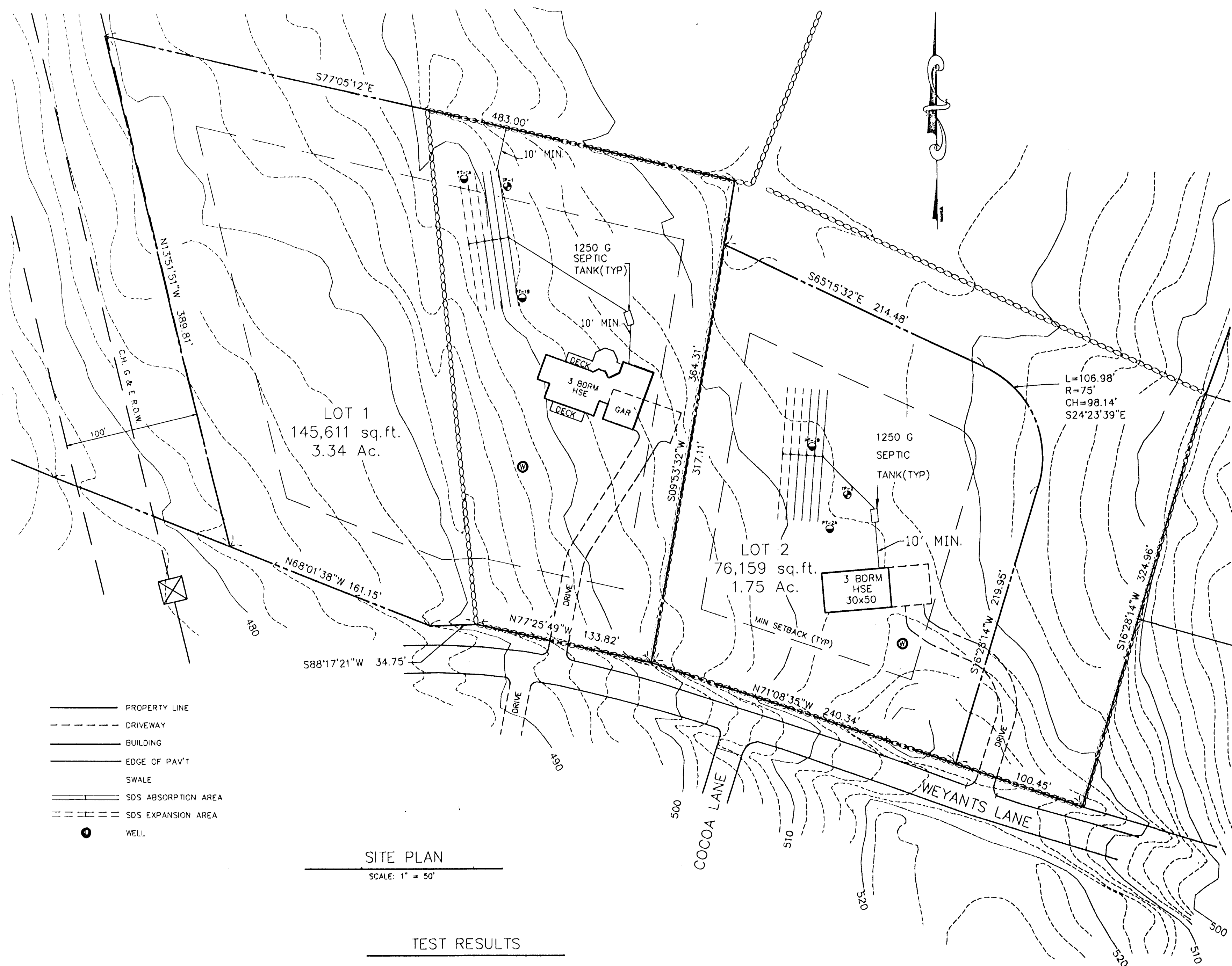
UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.



VALDINA~MARTI
ENGINEERING & SURVEYING, PC
4 PLEASANT VIEW AVE., NEWBURGH, N.Y.

SUBDIVISION PLAT

SCALE: 1" = 100'
DATE: 07/19/00
DR. BY: CMM
SHEET: 1 OF 2



SITE PLAN
SCALE: 1" = 50'

TEST RESULTS

NOTE: ALL PERC TEST HOLES WERE PRE-SOAKED PRIOR TO TEST

PERC TEST No. 1A @ 24" DEPTH

RUN A: 24 MIN.
RUN B: 23 MIN.
RUN C: 24 MIN.

PERC TEST No. 1B @ 24" DEPTH

RUN A: 23 MIN.
RUN B: 23 MIN.
RUN C: 24 MIN.

PERC TEST No. 2A @ 24" DEPTH

RUN A: 23 MIN.
RUN B: 24 MIN.
RUN C: 23 MIN.

PERC TEST No. 2B @ 24" DEPTH

RUN A: 20 MIN.
RUN B: 20 MIN.
RUN C: 21 MIN.

DEEP TEST No. 1

0" - 6" TOPSOIL
6" - 8" LIGHT BROWN SILTY LOAM W/ TRACE OF FINE GRAVEL
NO BEDROCK OR WATER ENCOUNTERED

DEEP TEST No. 2

0" - 6" TOPSOIL
6" - 7.5" LIGHT BROWN SILTY LOAM W/ TRACE OF FINE GRAVEL
NO BEDROCK OR WATER ENCOUNTERED

DESIGN RATE: 25 MIN.

No of bedrooms: 3

Design Flows: 130 GPD/Bedroom

Required Septic Tank Capacity: 1,000 gal.

Designed Septic Tank Capacity: 1,250 gal.

Required Length of Absorption Trench: 325 ft.

Design Length of Absorption Trench: 350 ft. (7 @ 50')

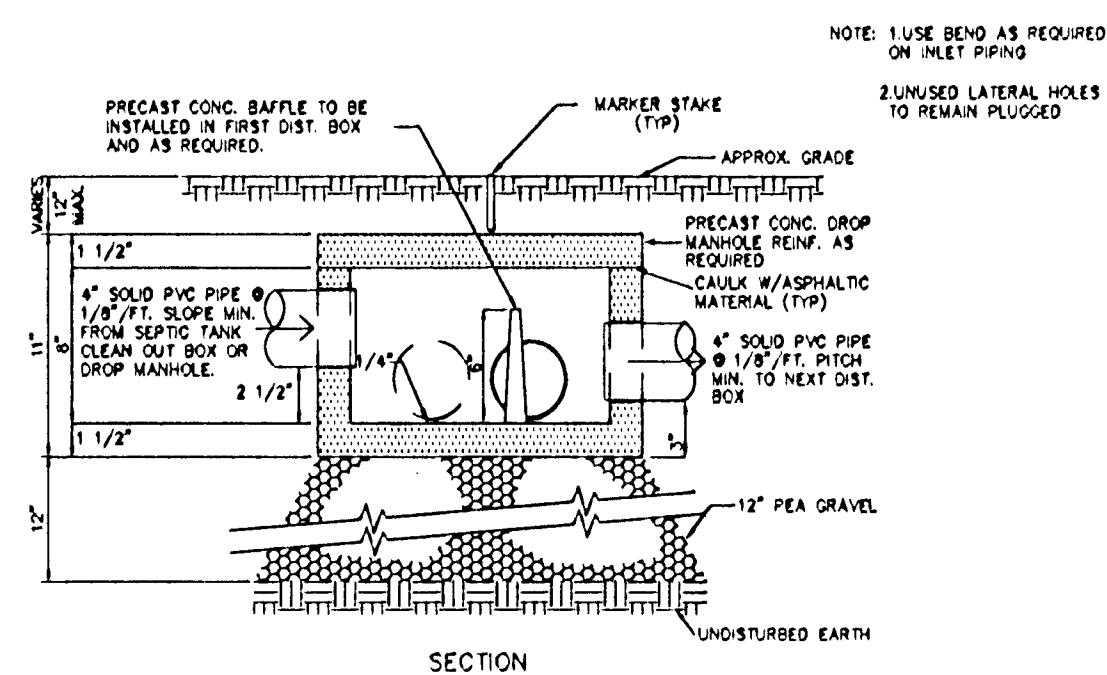
Design Length of Expansion Area: 250 ft. (5 @ 50')

NOTES:

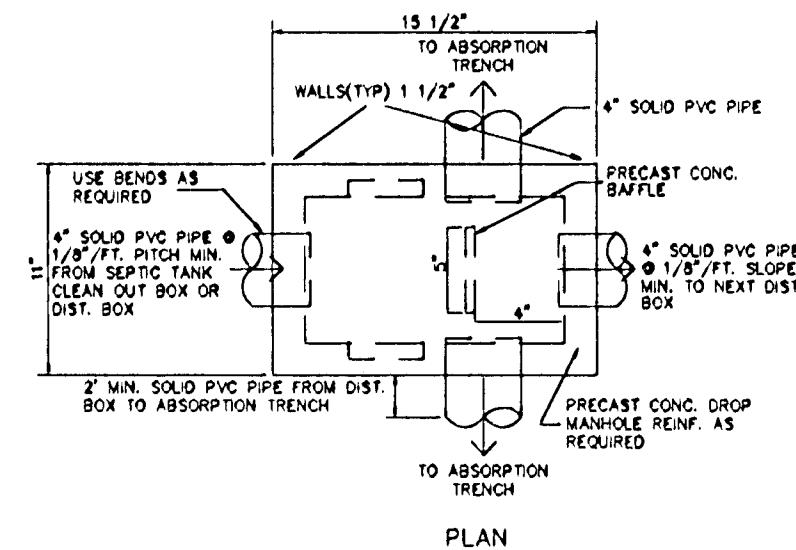
SEWAGE DISPOSAL SYSTEMS HAVE BEEN DESIGNED IN ACCORDANCE WITH ORANGE CO. HEALTH DEPT. AND TOWN OF NEWBURGH STANDARDS.

THERE ARE NO WELLS WITHIN 100' (200' DOWN GRADE IN THE GENERAL LINE OF DRAINAGE) OF THE PROPOSED TREATMENT SYSTEMS.

THE SYSTEM SHALL BE INSPECTED DURING CONSTRUCTION BY A PROFESSIONAL ENGINEER AND CERTIFICATION REQUIRED OF THE ENGINEER STATING THAT THE SYSTEM WAS CONSTRUCTED IN ACCORDANCE WITH THE DESIGN.



SECTION

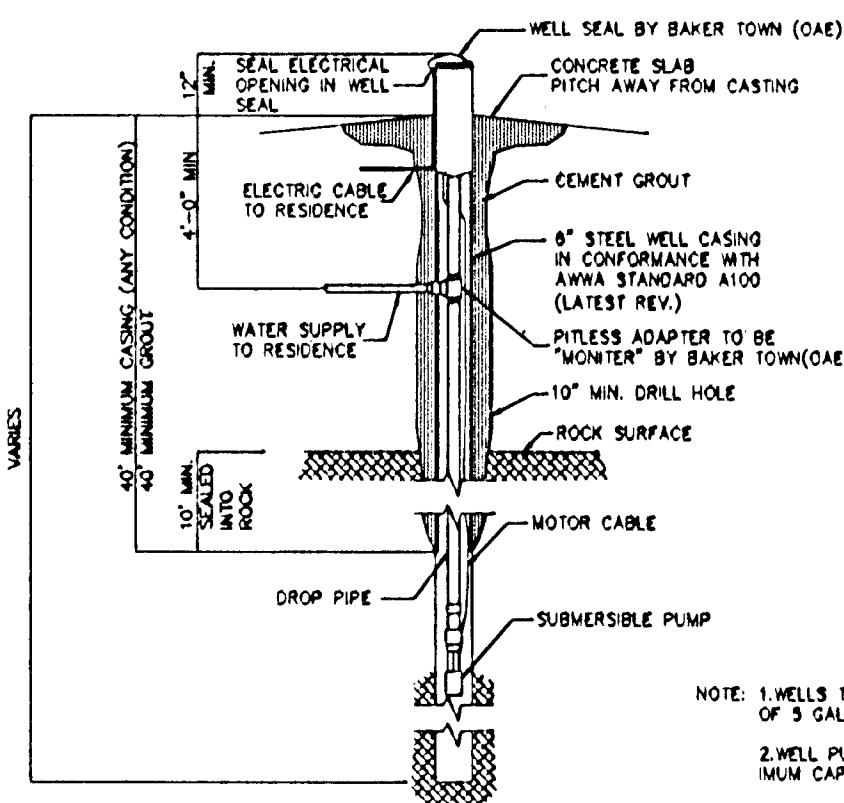


PLAN

NOTE: CONCRETE-4000 PSI @ 28 DAYS
DIST. BOX MANUFACTURED BY
WOODARD'S CONC. PRODUCTS, INC.
MODEL NO. 08 OR EQUIVALENT.
PLUG UNUSED OUTLETS

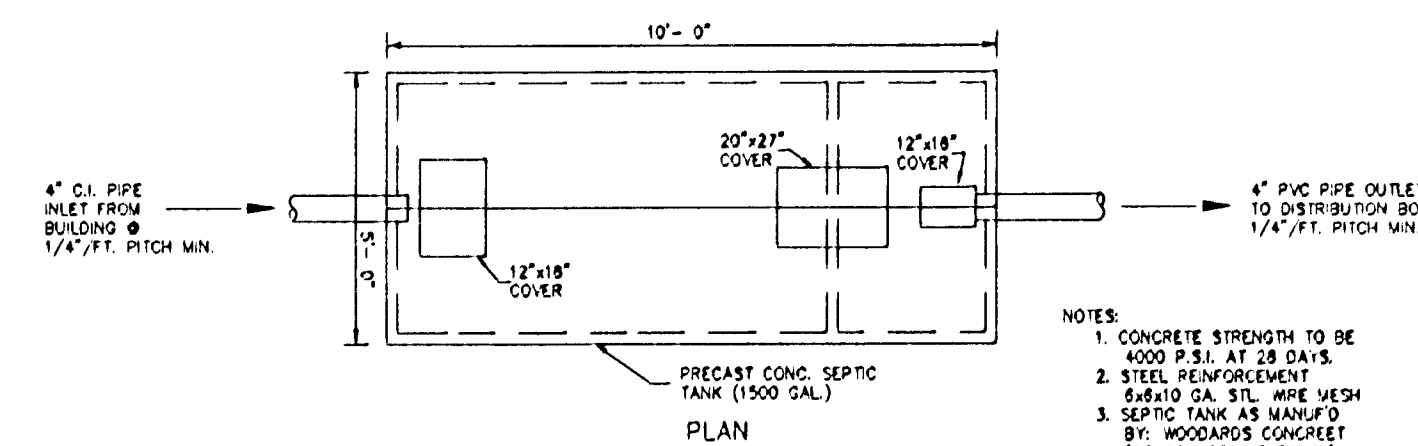
DISTRIBUTION BOX DETAIL

NO SCALE

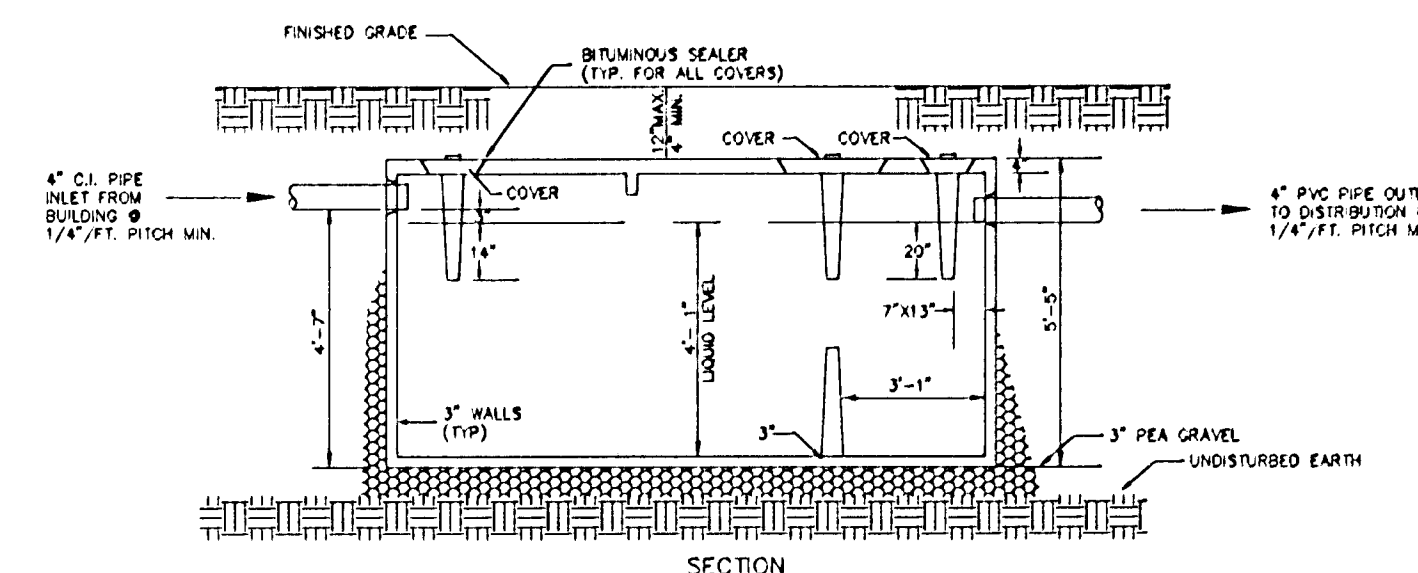


WELL SUPPLY DETAIL

NO SCALE



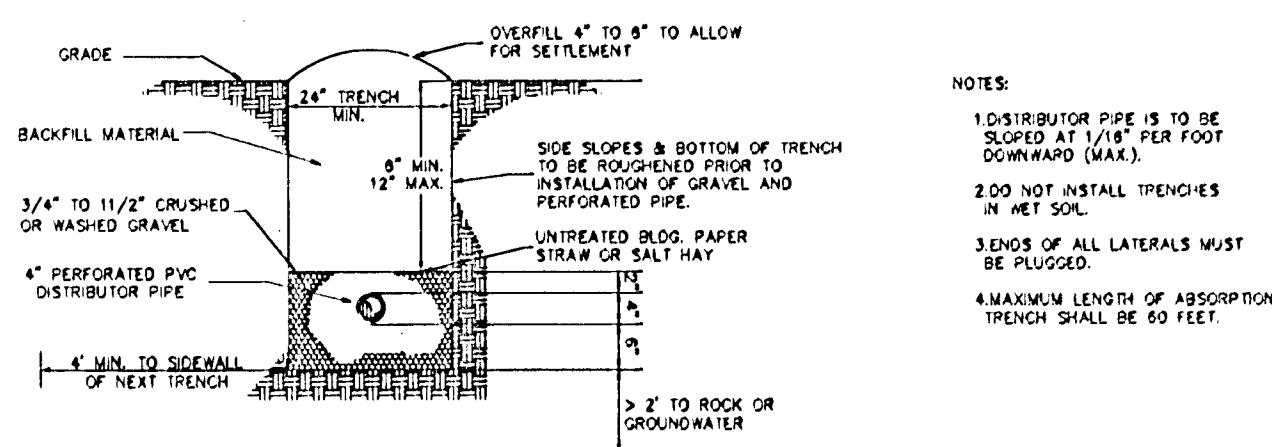
PLAN



SECTION

1250 GALLON SEPTIC TANK

NO SCALE



SECTION

ABSORPTION TRENCH DETAIL

NO SCALE

REVISIONS			
NO.	DATE	DESCRIPTION	BY

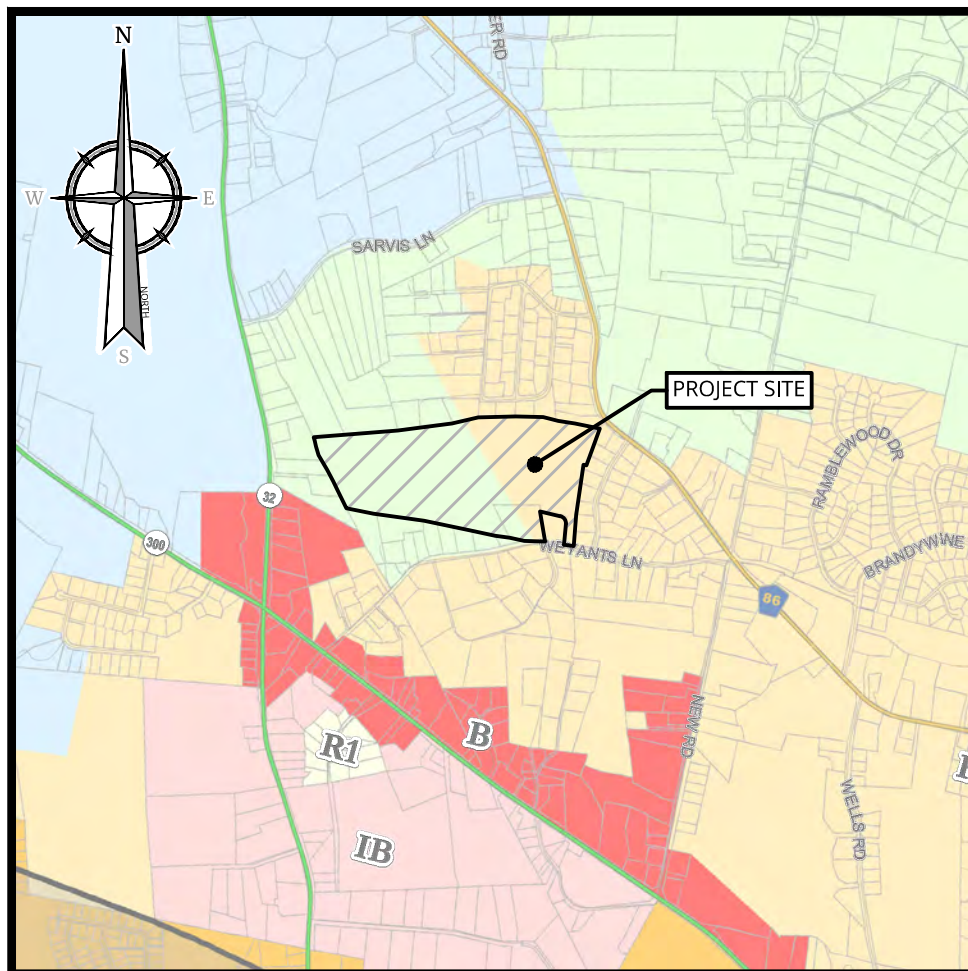


VALDINA ~ MARTI ENGINEERING & SURVEYING, PC 4 PLEASANT VIEW AVE., NEWBURGH, N.Y.	
MINOR SUBDIVISION LANDS OF GIRONDA; ET AL TOWN OF NEWBURGH ~ ORANGE COUNTY ~ NEW YORK	
SUBDIVISION PLAT	
SCALE: AS SHOWN	DATE: 07/19/00
DR. BY: CM	SHEET: 2 OF 2

APPROVED BY THE
PLANNING BOARD, TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
[Signature]
CHAIRMAN

UNAUTHORIZED ADDITION OR ALTERATION
OF THIS PLAN IS A VIOLATION OF
SECTION 7209(2) OF THE NEW YORK
STATE EDUCATION LAW.

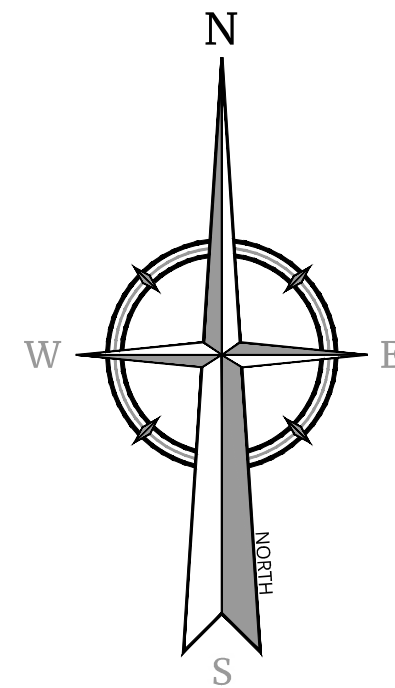
Exhibit F



APPLICANTS/OWNERS:

TAX LOT 17-1-53.1
CINDY GIRONDA POST & SCOTT W POST
81 WEYANTS LANE
NEWBURGH, NY 12550

TAX LOT 17-1-53.3
IBRAHIMVILLE PROPERTIES INC.
57 PRESTON ST
EDISON, NJ 08817



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Engineering & Design

www.colliersengineering.com

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REV	DATE	DESCRIPTION
-----	------	-------------



PROTECT YOURSELF

ALL STATES REQUIRE
NOTIFICATION OF
EXCAVATORS, DESIGNERS, OR
ANY PERSON PREPARING TO
DISTURB THE EARTH'S SURFACE
ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBER:
VISIT: WWW.CALL811.COM

LOT LINE CHANGE BETWEEN
PROPERTIES OF CINDY GIRONDA
POST & SCOTT W POST AND
IBRAHIMVILLE PROPERTIES INC.

SBL: 17-1-53.1 & 17-1-53.3
TOWN OF NEWBURGH
ORANGE COUNTY
NEW YORK STATE



Bayer Lucas James

NEW YORK LICENSED LAND SURVEYOR
 LICENSE NUMBER: 050889
 COLLIER ENGINEERING & DESIGN CT, P.C.
 N.Y. C.O.A. #: 0017608

NEWBURGH

555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845 564 4495

COLLIERS ENGINEERING & DESIGN
ARCHITECTURE, LANDSCAPE ARCHITECT
SURVEYING CT, P.C.

SCALE:

AS SHOWN

DESIGNED BY:

TPS

DATE ISSUED:

04/16

DRAWN BY:

TPS

REVIEWED BY:

IED

PROJECT NUMBER:

04/16

LOT LINE CHANGE PLAN

DRAWING NUMBER:

C-100

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

SITE NOTES:

1. THE PROPERTY IS NOT WITHIN ANY ONE-HUNDRED-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 36071C0141E DATED AUGUST 3, 2009.
2. SCHOOL DISTRICT: NEWBURGH ENLARGED CITY SCHOOL DISTRICT
3. FIRE DEPARTMENT: CRONOMER VALLEY FIRE
4. TAX LOTS 17-I-53.1 & 17-I-53.3 ARE NOT IN AN AGRICULTURAL DISTRICT.
5. NO PROPOSED SITE WORK AT THIS TIME.
6. THE LAND ADDED TO THE EXISTING LOT AND THE EXISTING LOT TO WHICH THE LAND IS ADDED ARE COMBINED TO FORM A SINGLE, UNDIVIDED LOT.

BULK TABLE

ZONING DISTRICT: AR (AGRICULTURAL), R2 (RESIDENTIAL)
PERMITTED USE : SINGLE-FAMILY DWELLINGS, NOT TO EXCEED ONE DWELLING UNIT PER LOT

TABLE OF BULK REQUIREMENTS						
MINIMUM	REQUIRED AR ZONE	REQUIRED R2 ZONE	PROPOSED LOT 17-1-53.1	REMARKS	PROPOSED LOT 17-1-53.3	REMARKS
LOT AREA	40,000 SF	40,000 SF	125,848 SF	OK	2,733,613 SF	OK
FRONT YARD SETBACK	50 FEET	50 FEET	126.3 FEET	OK	NO PROPOSED CONSTRUCTION	
1 SIDE YARD SETBACK	30 FEET	30 FEET	71.7 FEET	OK		
BOTH SIDE YARDS SETBACK	80 FEET	80 FEET	226.8 FEET	OK		
REAR YARD SETBACK	50 FEET	40 FEET	170.2 FEET	OK		
LOT WIDTH	150 FEET	150 FEET	293.3 FEET	OK	3,164.1 FEET	OK
LOT DEPTH	150 FEET	150 FEET	364.6 FEET	OK	1,172.7 FEET	OK
MAXIMUM						
BUILDING HEIGHT	35 FEET	35 FEET	<35 FEET	OK	NO PROPOSED CONSTRUCTION	
LOT BUILDING COVERAGE	10%	15%	2.3%	OK		
LOT COVERAGE	20%	30%	6.2%	OK		

SURVEY REFERENCE

1. BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "BOUNDARY SURVEY FOR WEYANTS LAKE SECTION 17 BLOCK 1 LOT 53.3 TOWN OF NEWBURGH COUNTY OF ORANGE STATE OF NEW YORK" PREPARED BY COLLIER ENGINEERING & DESIGN DATED 03/05/2025, LAST REVISED 07/14/25.
2. CONTOURS SHOWN HEREON IS TAKEN FROM ORANGE COUNTY GIS.
3. WETLAND BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM ORANGE COUNTY GIS AND NYSDEC ENVIRONMENTAL RESOURCE MAPPER.

C:\CMI 3D Projects\2024\24006328\Engineering\Site Plans\C-LAP.dwg\C-100-LOT LINE CHANGE PLAN By: TYLER.SCOGNAMIGLIO on 2026-04-16 -- 12:26pm