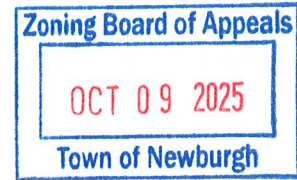




TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS
21 Hudson Valley Professional Plaza
Newburgh, NY 12550



OFFICE OF ZONING BOARD
DARRIN SCALZO, CHAIRMAN
SIOBHAN JABLESNIK, SECRETARY

TELEPHONE 845-566-4901
FAX LINE 845-564-7802

APPLICATION

DATED: 10/9/25

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

LILIAN PARSON

I (WE) ~~Lillian Parson~~ Lillian Parson c/o PRESENTLY

RESIDING AT NUMBER 5 Woodlawn Terrace

TELEPHONE NUMBER _____

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

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

1. LOCATION OF THE PROPERTY:

71 - 9 - 2 (TAX MAP DESIGNATION)

5 Woodlawn Terrace (STREET ADDRESS)

R-3 (ZONING DISTRICT)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

3. IF VARIANCE TO THE ZONING LAW IS REQUESTED:

- a) APPEAL IS MADE FROM DISAPPROVAL BY THE TOWN BUILDING INSPECTOR OR BUILDING PERMIT APPLICATION. SEE ACCOMPANYING NOTICE DATED:
9.10.2025
- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED:

4. DESCRIPTION OF VARIANCE SOUGHT: Front yard setback (2) corner lot

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

- a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:

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

- b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:

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

6. IF AN AREA VARIANCE IS REQUESTED:

- a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:

The addition (to the rear of the residence)
will match the existing construction style,
height and material

- b) THE BENEFIT SOUGHT BY THE APPLICANT CAN NOT BE ACHIEVED BY SOME METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE, BECAUSE:

The entire existing residence is located
outside of the buildable area (within setbacks)

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

We are matching the placement of
the existing residence

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

The addition matches the construction and
style of the homes in the neighborhood

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

The existing house has always been
located in this particular spot on the lot

7. ADDITIONAL REASONS (IF PERTINENT):


PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 7th DAY OF October 20 25


NOTARY PUBLIC

MELISSA H. LENTINI BUCCAFURI
Notary Public, State of New York
Qualified in Orange County
Reg. No. 01LE6434051
My Commission Expires May 31, 2026

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

(ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 13 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE NIGHT OF THE MEETING).

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

TOWN OF NEWBURGH
ZONING BOARD OF APPEALS

LILLIAN PARSON

PROXY

~~Lillian Parson~~

, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 5 Woodlawn Terrace

IN THE COUNTY OF Orange AND STATE OF NY

AND THAT HE/SHE IS THE OWNER IN FEE OF 5 Woodlawn Terrace

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICATION AND THAT HE/SHE HAS AUTHORIZED Michael Henderson TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 10/7/25

Lillian Parson

OWNER'S SIGNATURE

Edgar P. Parson

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 7th DAY OF October 2025

Melissa H. Lentini Buccafuri
NOTARY PUBLIC

MELISSA H. LENTINI BUCCAFURI
Notary Public, State of New York
Qualified in Orange County
Reg. No. 01LE6434051
My Commission Expires May 31, 2026

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <div style="font-family: cursive; font-size: 1.2em;">5 Woodlawn Terrace</div>			
Project Location (describe, and attach a location map): <div style="font-family: cursive; font-size: 1.2em;">5 Woodlawn Terrace Newburgh Ny 12550</div>			
Brief Description of Proposed Action: <div style="font-family: cursive; font-size: 1.2em;">Construction of a 20' x 30' addition to the rear of the residence</div>			
Name of Applicant or Sponsor: <div style="font-family: cursive; font-size: 1.2em;">Lillian Pemberton</div>		Telephone: E-Mail: 	
Address: <div style="font-family: cursive; font-size: 1.2em;">5 Woodlawn Terrace</div>			
City/PO: <div style="font-family: cursive; font-size: 1.2em;">Newburgh</div>		State: <div style="font-family: cursive; font-size: 1.2em;">NY</div>	Zip Code: <div style="font-family: cursive; font-size: 1.2em;">12550</div>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<div style="font-family: cursive; font-size: 1.2em;">.34</div> acres	
b. Total acreage to be physically disturbed?		<div style="font-family: cursive; font-size: 1.2em;">.01</div> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<div style="font-family: cursive; font-size: 1.2em;">.34</div> acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Urban</div> <div style="width: 50%;"><input type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input type="checkbox"/> Commercial</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input type="checkbox"/> Forest</div> <div style="width: 50%;"><input type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input type="checkbox"/> Other (specify): _____</div> <div style="width: 50%;"><input type="checkbox"/> Parkland</div> </div>			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present level?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/> NO <input type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Lillian Pemberton Pau</u> Date: <u>10/7/25</u> Signature: _____		

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 3 Determination of Significance

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

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

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

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

SECTION 71 BLOCK 9 LOT 2



Shari R. Thayer

RECORD AND RETURN TO:
(name and address)

TO
Edgar P. Parson Jr.
Lillian M. Pemberton

MARC KERCHMAN, ESQ.
310 FULLERTON AVENUE
NEWBURGH, NY 12550

THIS IS PAGE ONE OF THE RECORDING

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

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED ☒ MORTGAGE ☐ SATISFACTION ☐ ASSIGNMENT ☐ OTHER ☐

PROPERTY LOCATION

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

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

CITIES

0900 MIDDLETOWN
1100 NEWBURGH
1300 PORT JERVIS
9999 HOLD

NO PAGES 3 CROSS REF.
CERT. COPY ☐ ADD'L X-REF.
MAP# ☐ PGS. ☐

PAYMENT TYPE: CHECK ☒
CASH ☐
CHARGE ☐
NO FEE ☐

Taxable
CONSIDERATION \$ 180,000.00

TAX EXEMPT ☐

Taxable
MORTGAGE AMT. \$ ☐

DATE ☐

MORTGAGE TAX TYPE:

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

Donna L. Benson

DONNA L. BENSON
ORANGE COUNTY CLERK

RECEIVED FROM: *Donna L. Benson*

RECORDED/FILED
12/08/2003/ 15:51:26
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY

FILE # 20030155716
DEED / BK 11304 PG 0116
RECORDING FEES 89.00
TTX# 005060 TRANS TAX 720.00
Receipt#194881 suemay

STATE OF NEW YORK, COUNTY OF ORANGE ss:
I, Kelly A. Eskew, County Clerk and Clerk of the Supreme and County Courts, Orange County, do hereby certify that I have compared this copy with the original thereof filed or recorded in my office 12/8/2003 and the same is a correct transcript thereof in witness whereof, I have hereunto set my hand and affixed my official seal 10/07/2025

Kelly A. Eskew

County Clerk & Clerk of the Supreme County Courts
Orange County



Bargain and Sale Deed

This indenture, made the 5th day of December, two thousand three

Between SHARI R. THAYER
5 Woodlawn Terr.
Newburgh, New York 12550

party of the first part,

and EDGAR P. PARSON, Jr. and
LILLIAN PEMBERTON HIS WIFE
86 Carson Avenue
Newburgh, New York 12550

parties of the second part,

Witnesseth, that the parties of the first part, in consideration of One Dollar 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 parties of the second part forever,

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

BEING Lots 393, 394, 395, 396 and 397 as shown on a certain map entitled "Newburgh Gardens", dated June 1, 1912 and filed in the Office of the Orange County Clerk on October 13, 1912 and being bounded and described as follows:

BEGINNING at an iron rod at the northwesterly corner of the intersection Wilson Avenue and Woodlawn Avenue;

THENCE South 09° 12' 45" West 152.30 feet to a chiseled "X" mark on top of a culvert;
THENCE North 80° 47' 15" West 100.00 feet to a point;
THENCE North 09° 12' 45" East 152.30 feet to an iron rod;
THENCE South 80° 47' 15" East 100.00 feet to the point or place of beginning.

TOGETHER with all right, title and interest of, in and to any streets and roads abutting the above described premises.

Commonly designated as #5 Woodlawn, Terrace

TOGETHER with all right, title and interest, if any, of the parties of the first part in and to any streets and roads abutting the described premises to the center line 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 parties of the first part covenants that the parties 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 parties of the first part, in compliance with Section 13 of the Lien Law, covenants that the parties of the first part will receive the consideration for this conveyance and hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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" wherever the sense of this indenture so requires.

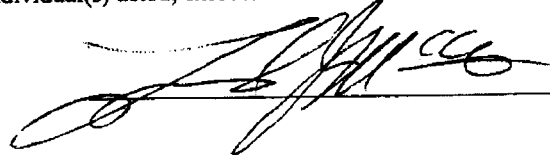
~~In Witness Whereof~~, the party of the first part has duly executed this deed the day and year first above written.

 Grantor
Shari R. Thayer

STATE OF NEW YORK, COUNTY OF ORANGE

ss:

On the 5th day of December, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared SHARI R. THAYER, 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.



LEONARD J. McCUE
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 2006

THIS IS NOT AN ORDER BLANK

ADDITIONAL CERTIFICATION COPY OF YOUR MARRIAGE CERTIFICATE MAY BE OBTAINED FOR \$10.00 FROM THE OFFICE OF HEALTH STATUS MONITORING, STATE DEPARTMENT OF HEALTH, P.O. BOX 3378, HONOLULU, HAWAII 96801. Write full name of groom, full name of bride, *before marriage*, date of marriage, place of marriage, and reason for ordering a copy. Your request form must be signed.

As required by law, enclosed is a true copy of facts recorded on the certificate of Marriage on file in the Office of Health Status Monitoring, Hawaii State Department of Health.

Please note the respective surnames and middle names which you elected to use legally after your marriage.

CERTIFICATION OF MARRIAGE

STATE OF HAWAII
HONOLULU



DEPARTMENT OF HEALTH
HAWAII U.S.A.

CERTIFICATE NO151

NAME OF GROOM
EDGAR PAUL PARSON, JR.

DATE OF BIRTH
October 19, 1959

USUAL RESIDENCE
5 WOODLAWN TERRACE

FATHER'S NAME
EDGAR PARSON, SR.

PLACE OF BIRTH
PAHOKEE, FLORIDA
COUNTY
ORANGE

STATE OR COUNTRY
NEW YORK

STATE OR COUNTRY OF BIRTH
GEORGIA

MOTHER'S MAIDEN NAME
LOUISE THOMAS

STATE OR COUNTRY OF BIRTH
FLORIDA

NAME OF BRIDE
LILLIAN MAE PEMBERTON

DATE OF BIRTH
February 26, 1962

USUAL RESIDENCE
5 WOODLAWN TERRACE

FATHER'S NAME
KENNETH ROY MULLEN

PLACE OF BIRTH
NEWBURGH, NEW YORK
COUNTY
ORANGE

STATE OR COUNTRY
NEW YORK

STATE OR COUNTRY OF BIRTH
NEW YORK

MOTHER'S MAIDEN NAME
PATRICIA ANNE LAVELLE

STATE OR COUNTRY OF BIRTH
NEW YORK

GROOM'S DECLARED MIDDLE NAME(S)
PAUL

BRIDE'S DECLARED MIDDLE NAME(S)
MAE

GROOM'S DECLARED SURNAME
PARSON

BRIDE'S DECLARED SURNAME
PARSON

DATE OF MARRIAGE
June 4, 2005
PLACE OF CEREMONY
MAGIC ISLAND
DATE ACCEPTED BY STATE REGISTRAR
June 15, 2005

COUNTY
HONOLULU
ISLAND
OAHU

OHSM 5.1 (Rev.11/01 LASER) This copy serves as prima facie evidence of the fact of marriage in any court proceeding. [HRS 572-13(c), 338-13(b)]

ANY ALTERATIONS INVALIDATE THIS CERTIFICATE



TOWN OF NEWBURGH

~Crossroads of the Northeast~

CODE COMPLIANCE DEPARTMENT
21 HUDSON VALLEY PROFESSIONAL PLAZA
NEWBURGH, NEW YORK 12550

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

2025-37

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 09/10/2025

Application No. 25-0987

To: Edgar Parson
5 Woodlawn Ter
Newburgh, NY 12550

SBL: 71-9-2
ADDRESS: 5 Woodlawn Ter

ZONE: R3

PLEASE TAKE NOTICE that your application dated 09/09/2025 for permit to build a 2 story 20' x 30' addition on the premises located at 5 Woodlawn Ter is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) Bulk table schedule 5 Requires a 40' minimum front yard setback: Requesting 9.41' / 76.4%


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

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

STATE OF NEW YORK: COUNTY OF ORANGE:

I Joseph Amoroso, being duly sworn, depose and say that I did on or before

November 11, 2025, post and will thereafter maintain at


5 Woodlawn Terr 71-9-2 R3 Zone in the Town of Newburgh, New York, at or near the front

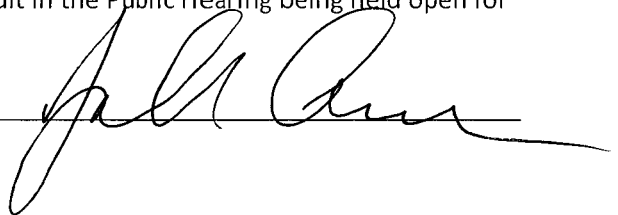
property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which notice was in the form attached hereto.

The applicant shall maintain and update notice(s) (with amended information if there is any change to the information contained in the original Notice of Hearing) until after the Public Hearing is closed. The Notice must then be removed and property disposed of within ten (10) days of the close of the Public Hearing. Failure to follow the required procedure may result in the Public Hearing being held open for additional time.

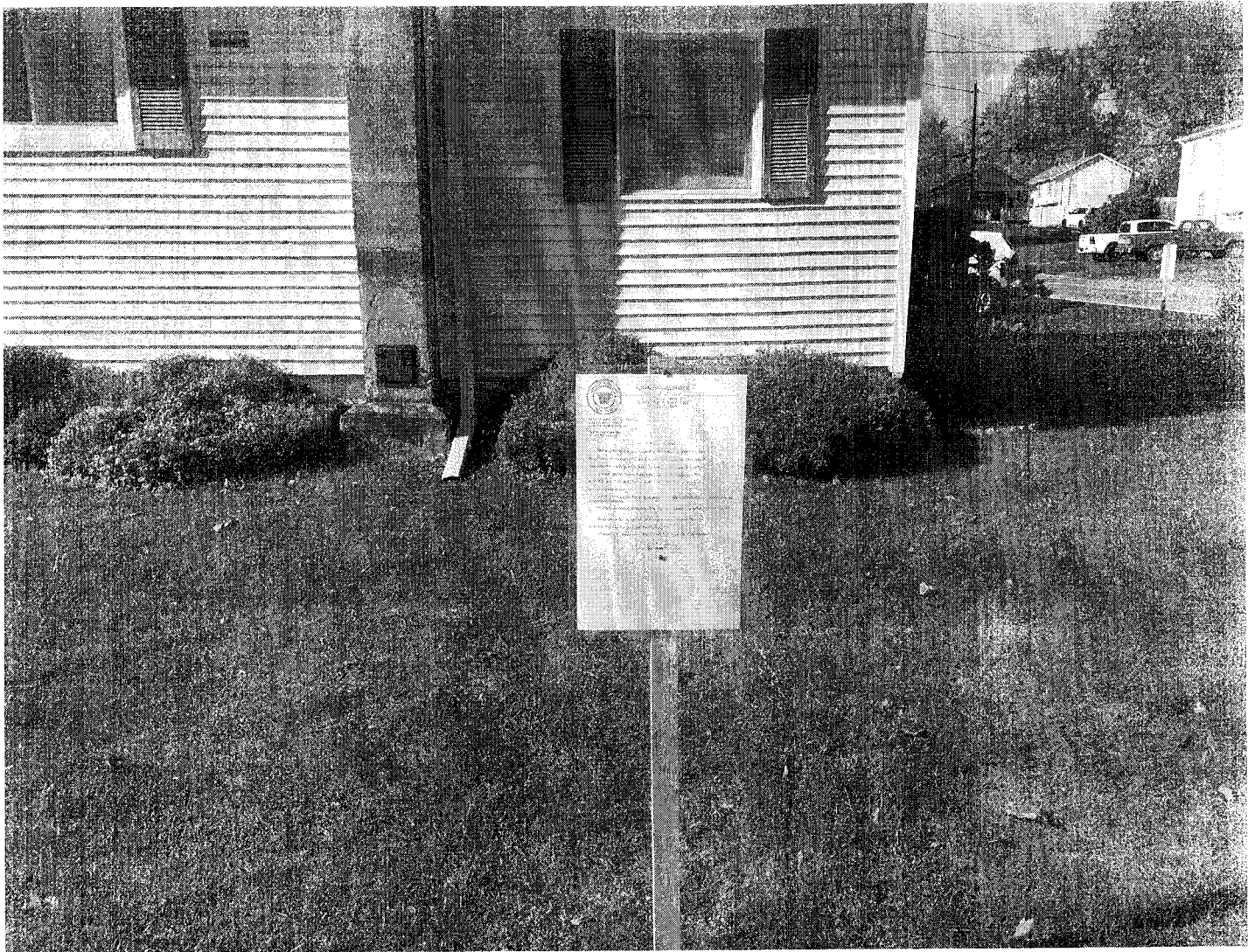
Sworn to before me this 29

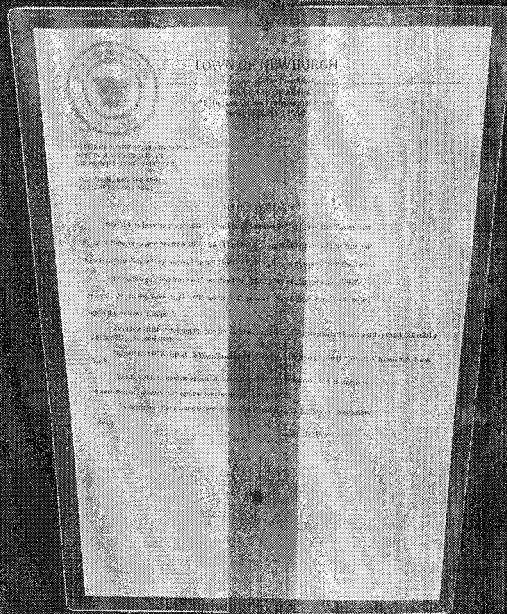
day of October, 2025.





GERTRUDE RITTER
Notary Public, State of New York
Reg. No. 01RI6130643
Qualified in Rockland County
Commission Expires July 18, 2029





REQUEST FOR 500' VARIANCE LIST

DATE: 10/1/2025

To whom it may concern:

I, Michael Henderson, am requesting a 500' variance
list from my property located at 5 Woodlawn Terrace, also
known as SBL: 71-9-2.

You may reach me at (845) 561-7500 if you have any
questions.

Thank you.

Michael Henderson
Signature

76

334600 71-7-2
Woolridge, Antionette
15 Woodlawn Ter
Newburgh NY, 12550

334600 71-8-13.1
Nuzzolo, Syndi
103 N Dix Ave
Newburgh NY, 12550

334600 71-9-2
Parson, Edgar P Jr
5 Woodlawn Ter
Newburgh NY, 12550

334600 71-7-4.1
Little, Pauline
47-49 Taft Ave
Newburgh NY, 12550

334600 71-8-15.2
Suarez, Ismael Jr
3 Greenlawn Ave
Newburgh NY, 12550

334600 71-9-4.1
Piciocchi, Alan
105 Wilson Ave
Newburgh NY, 12550

334600 71-7-4.2
Murray, Sonnet
15081 S Talons Reach Ct
Draper UT, 84020

334600 71-8-21.1
Melfe, Donald
44 Taft Ave
Newburgh NY, 12550

334600 71-9-9.1
Doughty, Lori L
102 N Dix Ave
Newburgh NY, 12550

334600 71-7-4.3
Oz, Bektas
43 Taft Ave
Newburgh NY, 12550

334600 71-8-23
Vaninwegen, Raymond L.E.
46 Taft Ave
Newburgh NY, 12550

334600 71-9-10.21
Peralta, Jose
326 South St
Newburgh NY, 12550

334600 71-7-4.4
Rosales, Luis A
41 Taft Ave
Newburgh NY, 12550

**Town of Newburgh
Office of the Assessor
1496 Route 300
Newburgh, NY 12550**

334600 71-8-24
Vaninwegen, Raymond L Jr
46 Taft Ave
Newburgh NY, 12550

334600 71-9-11.1
Piciocchi, Alan
105 Wilson Ave
Newburgh NY, 12550

334600 71-8-2.2
Clearwater, Allison
115 N Dix Ave
Newburgh NY, 12550

334600 71-8-25
Vaninwegen, Raymond L.E.
46 Taft Ave
Newburgh NY, 12550

334600 71-9-13
Haedt, Nicholas
110 N Dix Ave
Newburgh NY, 12550

334600 71-8-4.2
Lloray, Christopher M
111 N Dix Ave
Newburgh NY, 12550

334600 71-8-26
Vaninwegen, Raymond L.E.
46 Taft Ave
Newburgh NY, 12550

334600 71-9-14
Harris, Cynthia A
114 N Dix Ave
Newburgh NY, 12550

334600 71-8-7.1
Ramaglia, Rebecca
107 N Dix Ave
Newburgh NY, 12550

334600 71-8-27
Vaninwegen, Raymond L.E.
46 Taft Ave
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334600 71-10-1.1
Dembinsky, Matthew
1 Woodlawn Ter
Newburgh NY, 12550

334600 71-8-9
Vaninwegen, Raymond L L.E.
46 Taft Ave
Newburgh NY, 12550

334600 71-8-28
Vaninwegen, Raymond L.E.
46 Taft Ave
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334600 71-10-2.2
Petrizzo, Judy L
27 Greenlawn Ave
Newburgh NY, 12550

334600 71-8-10
Vaninwegen, Raymond L.E.
46 Taft Ave
Newburgh NY, 12550

334600 71-9-1
Szczygiel, Anthony
502 W Delavan Ave
Buffalo NY, 14222

334600 71-10-3.2
Ackerman, Karl D
25 Greenlawn Ave
Newburgh NY, 12550

Done 10/1/20

SEC 71 BLK 9 LOT 2

pg 1 of 3

334600 71-10-6
Laraque, Peter-Lee
23 Greenlawn Ave
Newburgh NY, 12550

334600 71-10-16
Diee, John
106 Wilson Ave
Newburgh NY, 12550

334600 73-6-21.2
Jones, Darby
117 N Dix Ave
Newburgh NY, 12550

334600 71-10-7
Laraque, Peter-Lee
23 Greenlawn Ave
Newburgh NY, 12550

334600 71-10-17
Diee, John
106 Wilson Ave
Newburgh NY, 12550

334600 73-6-24.1
Phillips, Veleria
12 Woodlawn Ter
Newburgh NY, 12550

334600 71-10-8
Laraque, Peter-Lee
23 Greenlawn Ave
Newburgh NY, 12550

334600 71-10-18.1
McLymont, Brianna M
108 Wilson Ave
Newburgh NY, 12550

334600 73-6-27
Lombardini, Peter
56 Taft Ave
Newburgh NY, 12550

334600 71-10-9
Laraque, Peter-Lee
23 Greenlawn Ave
Newburgh NY, 12550

334600 73-2-74.1
Hughes Enterprises Inc
102 Dogwood Ln
Newburgh NY, 12550

334600 73-6-28
Galarza-Rios, Medaly
60 Taft Ave
Newburgh NY, 12550

334600 71-10-10
Frederico, Frank A Jr.
21 Eagles Nest Ln
Wallkill NY, 12589

334600 73-2-75
Hughes Enterprises Inc
102 Dogwood Ln
Newburgh NY, 12550

334600 73-6-34
Kroll, Vanessa V
62 Taft Ave
Newburgh NY, 12550

334600 71-10-11
Frederico, Frank A Jr.
21 Eagles Nest Ln
Wallkill NY, 12589

334600 73-5-24.1
Cruz, Orlando Ochoa
59 Taft Ave
Newburgh NY, 12550

334600 73-7-6
Callender, Shawn
224 W 149th St Apt 1C
New York NY, 10039

334600 71-10-12
Frederico, Frank A Jr.
21 Eagles Nest Ln
Wallkill NY, 12589

334600 73-6-12
Shafer, Gerald E
129 N Dix Ave
Newburgh NY, 12550

334600 73-7-7
Callender, Shawn
224 W 149th St Apt 1C
New York NY, 10039

334600 71-10-13
Frederico, Frank A Jr.
21 Eagles Nest Ln
Wallkill NY, 12589

334600 73-6-13
McKeever, Bridget
125 N Dix Ave
Newburgh NY, 12550

334600 73-7-14.2
Decker, Michael
110 N. Dix Ave
Newburgh NY, 12550

334600 71-10-14
Frederico, Frank A Jr.
21 Eagles Nest Ln
Wallkill NY, 12589

334600 73-6-17
Arias, Fredy A
50 Hunt Rd
Wallkill NY, 12589

334600 73-7-18
Wallace, Richard E
9 Idlewild Park Dr
Cornwall on Hudson NY, 12520

334600 71-10-15
Frederico, Frank A Jr.
21 Eagles Nest Ln
Wallkill NY, 12589

334600 73-6-18
Marley Realty, LLC
121 N Dix Ave
Newburgh NY, 12550

334600 73-7-19
Wallace, Richard E
9 Idlewild Park Dr
Cornwall on Hudson NY, 12520

**Town of Newburgh
Office of the Assessor
1496 Route 300
Newburgh, NY 12550**

Done 10/1/05

SEC 7 | BLK 9 LOT 2

334600 73-7-20.2
Alvarez, Elizabeth
122 N Dix Ave
Newburgh NY, 12550

334600 73-11-9
Muller, Christine Y
11 Hill Run Rd
Newburgh NY, 12550

334600 73-7-22.1
Lukach, John
128 N Dix Ave
Newburgh NY, 12550

334600 73-11-10
Grogan, Whiting M
9 Hill Run Rd
Newburgh NY, 12550

334600 73-7-29
Callender, Shawn
224 W 149th St Apt 1C
New York NY, 10039

334600 73-11-11
Rosario Mendez, Victor W
7 Hill Run Rd
Newburgh NY, 12550

334600 73-8-1
Bryant, Richard L
114 Wilson Ave
Newburgh NY, 12550

334600 73-11-12
Pena Toledo, Kemuel
5 Hill Run Rd
Newburgh NY, 12550

334600 73-8-4
Bryant, Richard L
114 Wilson Ave
Newburgh NY, 12550

334600 73-11-13.1
Pena Toledo, Kemuel
5 Hill Run Rd
Newburgh NY, 12550

334600 73-8-8
Bryant, Richard L
114 Wilson Ave
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334600 73-11-14.2
Slinskey, Carol A
93 Creek Run Rd
Newburgh NY, 12550

334600 73-9-1
Bryant, Richard L
114 Wilson Ave
Newburgh NY, 12550

334600 73-9-4.1
Von Hahsel, Joyce
775 Hewitt Ln
New Windsor NY, 12553

334600 73-9-7.1
Rodriguez, Carl
26 Greenlawn Ave
Newburgh NY, 12550

334600 73-10-1
McGowan, Robert
24 Greenlawn Ave
Newburgh NY, 12550

Town of Newburgh
Office of the Assessor
1496 Route 300
Newburgh, NY 12550

Done 12/12/2020

SEC 71 BLK 9 LOT 2

***** RECEIPT *****

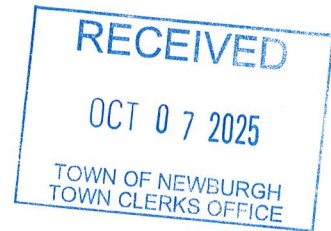
Date: 10/07/25

Receipt#: 95502

Quantity	Transactions	Reference	Subtotal
1	Public Hearing		\$50.00
1	Zba Applic. & Advertising		\$250.00
Total Paid:			\$300.00

Notes: 5 Woodlawn Terrace

Payment Type	Amount	Paid By
CASH	\$300.00	Henderson, Michael



**LISA M. VANCE AYERS TOWN CLERK
TOWN OF NEWBURGH
1496 ROUTE 300
NEWBURGH, NY 12550**

Name: Henderson, Michael

Clerk ID: COUNTER

Internal ID:

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Done 12/12/2020

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**Town of Newburgh
Office of the Assessor
1496 Route 300
Newburgh, NY 12550**

Done 10/19/25

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Buffalo NY, 14222

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Ackerman, Karl D
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**Town of Newburgh
Office of the Assessor
1496 Route 300
Newburgh, NY 12550**

Done 10/15/20

SEC 71 BLK 9 LOT 2