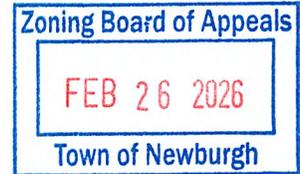


JUDITH CRELIN MAYLE, ESQ.

1459 State Route 32
Wallkill, New York 12589
845-913-8324
Email: jmayleesq@gmail.com

February 26, 2026



Town of Newburgh Zoning Board of Appeals
21 Hudson Valley Professional Plaza
Newburgh, New York 12550

RE: Potential Property Encroachment onto Property SBL 9-3-15 Owned by Stephen Wenzel

Dear Chairman, Scalzo and Zoning Board members:

I represent Stephen Wenzel ("Mr. Wenzel"), the owner of property SBL # 9-3-15, directly adjacent to the property owned by Joseph and Bridget Zappone SBL 9-3-12.2, the subject of the application for a variance before the Zoning Board of Appeals.

We understand that the applicants initially were before the Town of Newburgh Planning Board for a lot-line revision. During the Planning Board review, it was determined that a wooden cabana structure on their property was located within .7 feet of the property line with Mr. Wenzel¹ when the Town's minimum setback is five (5) feet. As a result, the Zappones were directed to the Town of Newburgh Zoning Board of Appeals ("ZBA") to request a variance of the 5-foot setback requirement.

As the Board is aware, when considering a variance, the zoning board of appeals shall consider the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.

In making such determination the board shall also consider: (1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created, which 1 consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

In this case, the variance requested by the Zappones cannot be granted for a number of reasons:

¹ A survey of the property prepared for Mr. Wenzel notes the distance as .6 feet.

1. The foundation of the covered deck and cabana illegally encroach directly onto Mr. Wenzel's property. Further, although a variance is not directly requested, the statutorily required fencing to enclose the underground pool under Section 185-43 of the Town of Newburgh Code and the New York State Building Codes also encroaches onto Mr. Wenzel's property. In this case, a variance to the setback requirements does not ameliorate the encroachment of the Zappone's structure and associated required fencing onto Mr. Wenzel's property. And the ZBA is precluded from issuing a variance that would allow the applicant to continue their illegal encroachment onto and use Mr. Wenzel's property. (See, attached survey and pictures)
2. Notwithstanding the encroachment, the size of the variance as compared to the setback is huge, the structure is located on and over Mr. Wenzel's property line. At a minimum, the ZBA would have to grant a 100% variance which would not address the encroachment.
3. The granting of the variance would also create a detriment to Mr. Wenzel's property. Depriving him of the full use of his property, exposing him to liability and negatively impact the ability for him to sell the property.
4. The location of the accessory structure and fencing are a self-created hardship. As noted by the Planning Board's attorney Dominic Cordisco in his July 18, 2025 letter to the ZBA, "a certificate of compliance was issued for the structure on July 14, 2014; at that time the homeowners documented that the deck was 30' off of the property line." (See, Cordisco July 18, 2025 letter). Based on the surveys provided by the Zappones and Mr. Wenzel, their representation of the location of the structure on their property was wrong. At the time of the construction, the Zappones were under an obligation not only to ensure the construction complied with the Town Zoning Code, but to accurately represent the location of the structure that was constructed on their property. Neither of which they did. The subsequent construction of the structure both too close to and on Mr. Wenzel's property is their own self-created hardship which should not be rewarded by issuing a variance.
5. The applicant also did not pursue to fruition another alternative to correct the problem which includes the purchase of additional property from Mr. Wenzel. Mr. Samuelson's representation to the ZBA in his letter dated January 7, 2026 does not accurately represent the discussions between the Zappones and Mr. Wenzel to resolve the matter.
 - a. On October 8, 2025, Bridget Zappone first contacted Mr. Wenzel to discuss acquiring a maintenance easement from him. (See, October 8, 2026 email).
 - b. Subsequently, after reviewing the Zappone's application to the Planning Board for a lot-line revision, and the application for the variance, Mr. Wenzel discovered that the Zappones building not only was built on his property, but that they were further using a sizable portion of his property that extends beyond the structure.
 - c. On October 9, 2025, on behalf of Mr. Wenzel, I sent a letter to the Zappones expressing his concerns regarding the negative impacts the Zappones encroachment would have, including the potential for liability, the loss of the future use of his property and the detrimental impacts the encroachment would have on the potential sale of his property as a result of their encroachment. Accordingly, rather than an easement, Mr. Wenzel proposed selling the Zappones a piece of property that would remedy the problems. (See, letter dated October 9, 2025).
 - d. On October 13, 2025, Ms. Zappone responded that they would agree to the sale of property from Mr. Wenzel to them to resolve this matter. Subsequently, until

October 21, 2025, the parties continued to exchange proposals on the sale of the property. On October, 21, 2025, Mr. Wenzel accepted the Zappones proposal for the location and amount of property they wanted to purchase from Mr. Wenzel and he sent them the terms of the sale. October 16th the parties continued to exchange proposals on the conveyance of property from Mr. Wenzel to the Zappones. (See, attached emails and letters from October 9, 2025 to October 21, 2025 between the parties).

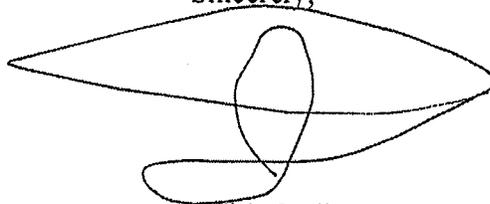
- e. On November 16, 2025, after receiving no response from the Zappones to our October 21, 2025 offer, we again contacted the Zappones on the potential sale of property and their counterproposal. (See, attached November 16, 2025 email) The Zappones have never responded to Mr. Wenzel's proposal to sell the property.

Mr. Wenzel remains in all respects amenable to discuss the sale of the property and entertain any counterproposals the Zappones might have to remedy their encroachment onto his property.

For these reasons we request that the Town of Newburgh Zoning Board of appeals deny the application of the Zappones for a lot line variance.

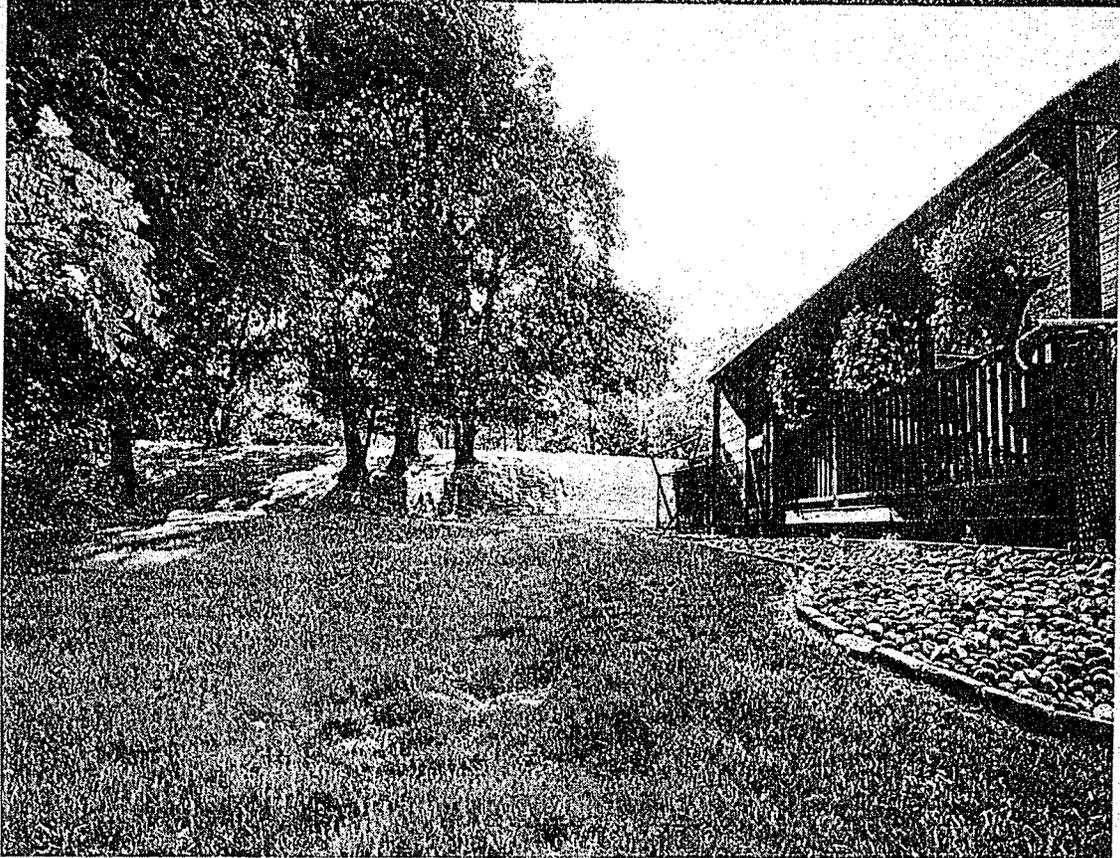
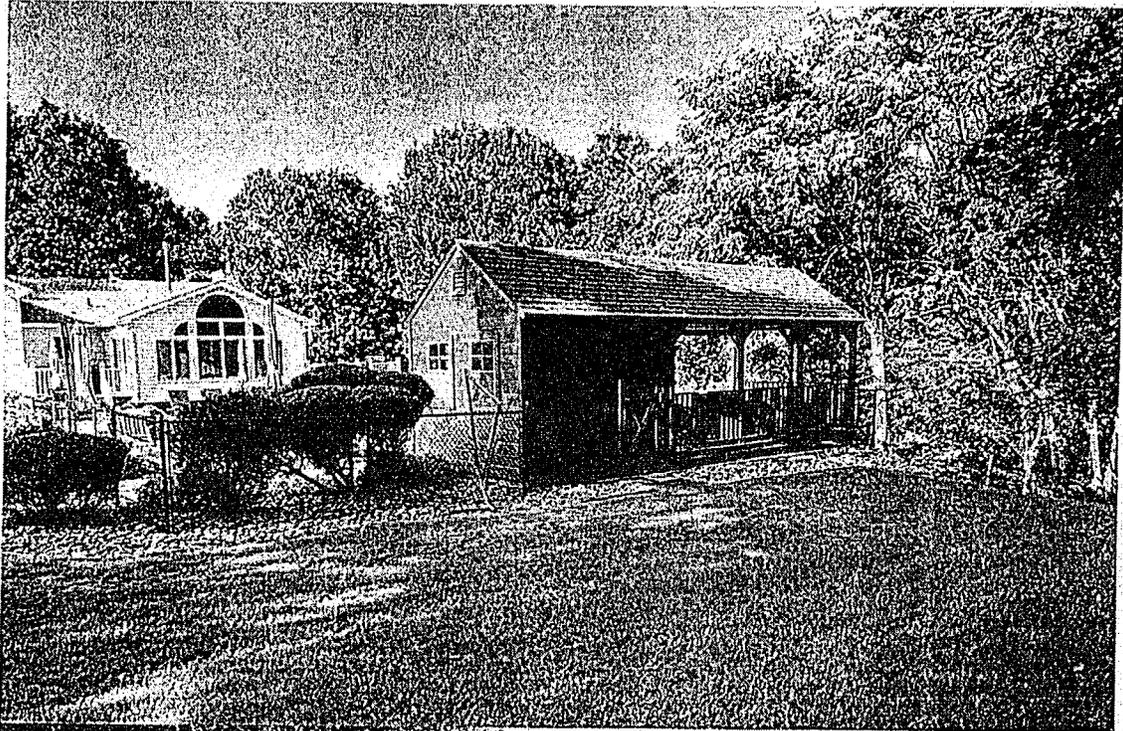
Thank you in advance for your consideration and we remain available to answer any questions or provide any information the Board might request.

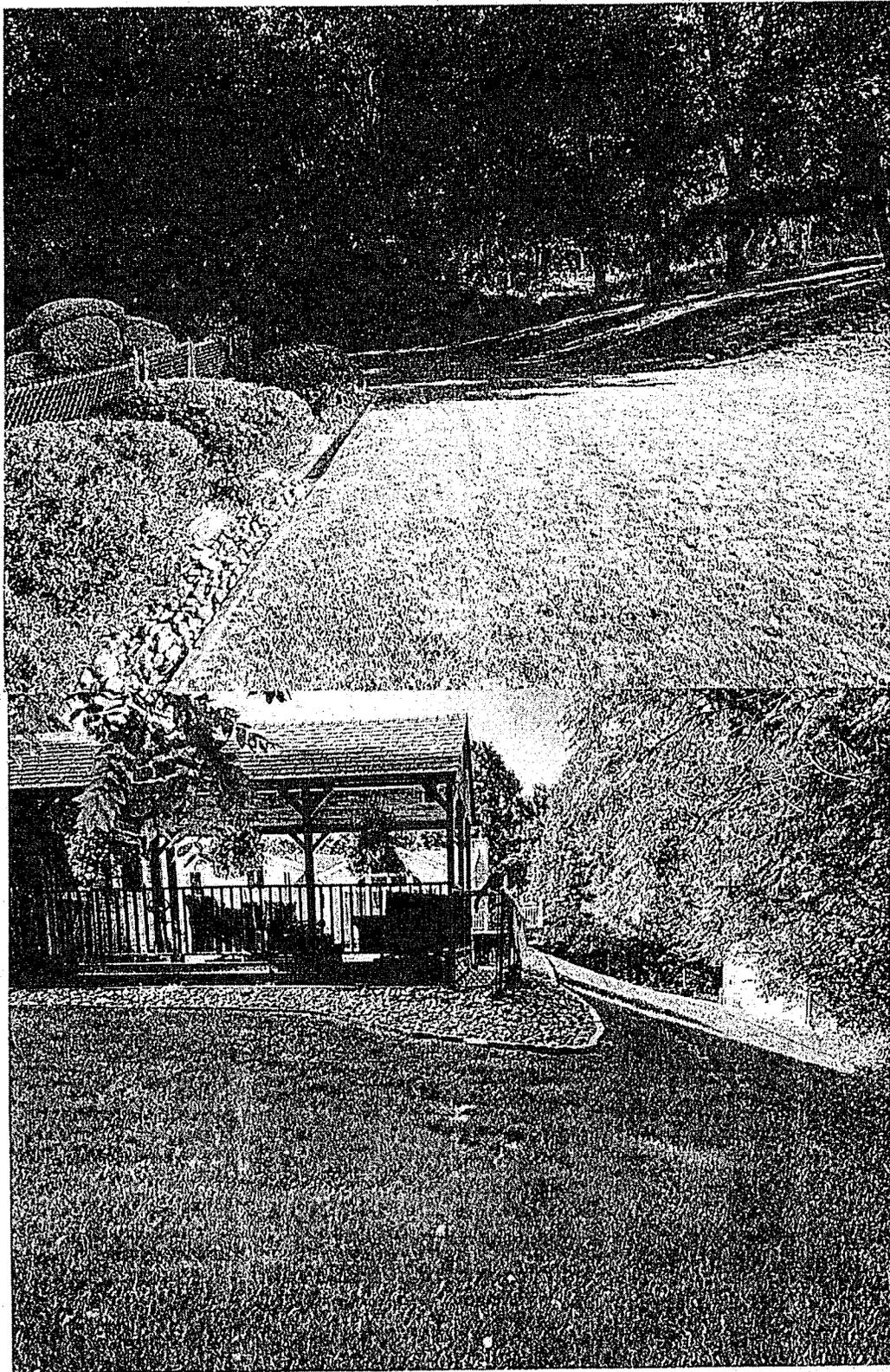
Sincerely,

A handwritten signature in black ink, consisting of a large, stylized loop that starts on the left, goes up and over, then down and under, ending on the right. The signature is written over a horizontal line that extends from the left edge of the page towards the right.

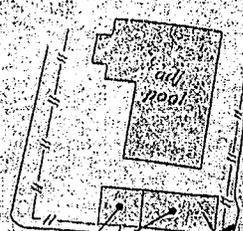
Judith Crelin Mayle, Esq.

cc: Stephen Wenzel





now or formerly of
Zappone & Bridger N.
Aurocchione
284 at Page 1065
D.#: 9-3-12.2



adj. chain
link fence

landscape
rock

N 76°41'00" E (D)
N 84°34'30" E
245.17'

adj. pool house
and roof
overhang

2,756.5 Sq. Ft.
0.0633 Ac.

found iron pipe
S 69°56'04" E
6.78' from corner

56,691.3 Sq. Ft.
1.3015 Ac.

Latinatown Road
(R.O.W. width 50')

S 00°27'00" W (D)
500.2700'
S 11°39'30" E
267.81'

232.26'
N 85°12'30" W
N 73°06'00" W (D)



DRAKE LOEB ^{PLLC}

ATTORNEYS AT LAW

555 Hudson Valley Avenue, Ste. 100
New Windsor, New York 12553

Phone: 845-561-0550
Fax: 845-561-1235
www.drakeloeb.com

James R. Loeb *
Richard J. Drake**
Glen L. Heller^o
Marianna R. Kennedy
Gary J. Gogerty
Stephen J. Gaba
Adam L. Rodd
Dominic Cordisco
Ralph L. Puglille, Jr.
Alana R. Bartley^{oo}
Aaron C. Fitch

Sarah N. Wilson
Michael J. Barfield^{oo}
Ivan M. Bonet^{oo}

Jennifer L. Schnelder
Managing Attorney

* Retired 2025
** Retired 2015; d. 2025

^o LL.M. in Taxation
^{oo} Member NY & NJ Bar

July 18, 2025

BY EMAIL ONLY

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

Re: Lands of Zappone / Planning Board Project No. 25-23

Dear Chairman Scalzo and Board Members:

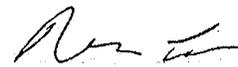
At the Planning Board's June 17, 2025 meeting, the Planning Board resolved to refer this lot line change application to the Zoning Board of Appeals for a side yard variance.

This properties are located at 35 and 41 Lattintown Road, designated on the tax map as Section 9, Block 3, Lots 12.1 & 12.2, and are both improved with single family residences. The proposed lot line change will reconfigure the lot sizes. Both residences are currently served with municipal water. No new structures are proposed. The parcels are located in the R-3 zoning district.

On Lot 2 (9-3-12.2) the covered wood deck requires a ZBA variance, the minimum accessory structure setback is 5' where 0.7' is provided. Town of Newburgh Zoning Code § 185- 15(2) states: "Such building shall be set back at least five feet from any side or rear lot line and at least 10 feet from the main building." Note that a certificate of compliance was issued for the structure on July 14, 2014; at that time the homeowners documented that the deck was 30' off of the property line.

This matter is a SEQRA Type II action. Thank you for your consideration of this matter.

Very Truly Yours,



Dominic Cordisco

cc:

David A. Donovan, Esq., Attorney for the ZBA
Town of Newburgh Planning Board
Patrick J. Hines, Planning Board Consulting Engineer



Montgomery Office:

71 Clinton Street
Montgomery, NY 12549

Goshen Office:

262 Greenwich Ave, Ste B
Goshen, NY 10924

(845) 457 - 7727

www.EngineeringPropertiesPC.com

January 7, 2026

Town of Newburgh Zoning Board of Appeals
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

ATTN: Darrin Scalzo, Chairman

**RE: W.O. # 2202.01 - ZAPPONE
VARIANCE REQUEST FOR ACCESSORY STRUCTURE SETBACK
35 LATTINTOWN ROAD**

Dear Chairman Scalzo & Board Members

An application was made to the Town of Newburgh Zoning Board of Appeals (ZBA) in September 2025 for a variance to the required setback of an existing accessory structure located on the above-reference property. The initial request was heard at the September 25, 2025, ZBA Meeting. Additional information was requested by the board from the applicant to confirm that an actual building permit was applied for and an attempt be made to either obtain an easement or potential lot line change from the neighbor to allow for exterior access to the structure for any potential maintenance.

In an oversight on the part of the applicant's representative (Engineering & Surveying Properties, DPC [EP]), notification was not provided to the Town of Newburgh Zoning Board of Appeals requesting adjournment of the active public hearing to obtain and provide the requested information. Due to the lack of notification by EP, the Town of Newburgh Zoning Board of Appeals deemed the application abandoned.

Please find enclosed a new application package with all necessary attachments & documentation. The application is for an area variance for an accessory structure not meeting the required setback. In regards to the information requested at the September meeting, the applicant has had multiple conversations with the neighbor to discuss these potential resolutions, which included the easement option, and several concepts of a lot line changed were proposed and reviewed by both parties, however a mutual agreement could not be reached that both parties felt was a fair agreement. Although a copy of the actual building permit was not able to be found, the applicant was able to find a copy of the certificate of compliance issued in July 2014 by the Town of Newburgh Building Department stating that the accessory structure was in compliance with the submitted plans and specifications and conforms to all requirements of the applicable provisions of the law. A copy of this certificate of compliance is attached for the ZBA's record. Additionally, this office attempted to contact the Town of Newburgh Building Department multiple times to discuss the application regarding the building permit (which the building department representative at the September ZBA meeting stated that they could not find on e on record) and discuss the certificate and the potential that a variance is no longer required (as implied by the statement of "conforms to all the requirements of the applicable provisions of law"; however no response was provided.

Site Design and Development • Land Surveying • Landscape Architecture • Environmental Planning and Permitting
Construction Support • Project Management • Client Advocating and Representation • Municipal Engineering

Therefore, it is requested that the area variance be granted to memorialize the certificate of compliance issued by the Town of Newburgh Building Department on July 14, 2014 to permit the applicant to continue through the Planning Board process for lot lien change that was applied for in August 2025.

If you have any additional questions and/or comments, please don't hesitate to contact this office.

Sincerely,
Engineering & Surveying Properties, PC

A handwritten signature in cursive script, appearing to read "Jay Samuelson".

Jay Samuelson, P.E.
Principal

encl:

cc: applicant
file

(no subject)

1 message

ansslate1@aol.com <ansslate1@aol.com>
To: "JMAYLEESQ@GMAIL.COM" <JMAYLEESQ@gmail.com>

Wed, Oct 8, 2025 at 1:22 PM

----- Forwarded Message -----

From: Bridget Zappone <bridgetzappone@gmail.com>**To:** ansslate1@aol.com <ansslate1@aol.com>**Sent:** Wednesday, October 8, 2025 at 10:56:08 AM EDT**Subject:**

Hi Steve,

Below is what my engineer said we need. I am very appreciative that you will do this for us and I will pay for any cost you incur and also agree to what we discussed earlier regarding the use of your property.

What is needed is a

A letter for now stating that they will grant access for any necessary maintenance of the structure.

Thank you for your help

Bridget Zappone

JUDITH CRELIN MAYLE, ESQ.

1459 State Route 32
Wallkill, New York 12589
845-913-8324
Email: jmaylesq@gmail.com

October 9, 2025

VIA EMAIL: bridgetzappone@gmail.com

Joseph and Bridget Zappone
35 & 41 Lattintown Rd.
Newburgh, New York

RE: Potential Property Encroachment onto Property SBL 9-3-15 Owned by Stephen Wenzel

Dear Joseph and Bridget Zappone:

I represent Stephen Wenzel ("Mr. Wenzel"). I am writing to you at Mr. Wenzel's request regarding the resolution of your encroachments of a wooden building and deck, fence and associated landscaping onto his property SBL # 9-3-15.

Mr. Wenzel indicated that you recently contacted him requesting a letter granting you access onto his property for the purpose of performing any necessary maintenance of the structure located on your property SBL#9-3-12.2. Mr. Wenzel also understood that the Town of Newburgh was requesting that you provide this letter to the Town.

I understand that you are before the Town of Newburgh Planning Board for a lot-line revision. During the Planning Board review it was determined that a wooden cabana structure on your property was located within .7 feet of the property line with Mr. Wenzel¹ when the minimum setback is 5 feet. As a result, you were directed to the Town of Newburgh Zoning Board of Appeals ("ZBA") to request a variance of the 5-foot setback requirement.

In addition to the location of the cabana within .7feet of Mr. Wenzel's property line, based on photographs submitted to the ZBA of the cabana and surrounding property it appears that you have further encroached on Mr. Wenzel's property with fencing, landscaping and lawn.

Under the circumstances, Mr. Wenzel is concerned about the negative impacts of granting an easement for the use of his property including the potential exposure of liability, the impact an easement would have on the value of his property, and the loss of his future use of a portion of his property.

While he remains amenable to expeditiously resolving this matter, rather than your proposed easement Mr. Wenzel proposes selling you a piece of his property large enough to

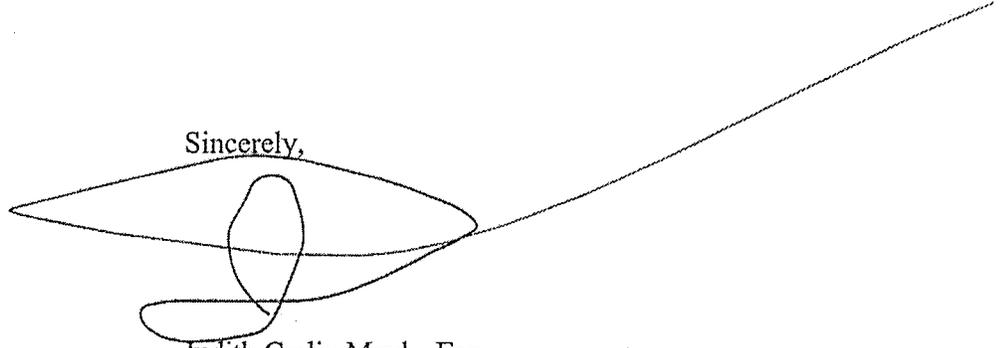
¹ A survey of the property prepared for Mr. Wenzel notes the distance as .6 feet.

encompass not only the encroachment of the building, but the area of his property you are using. In addition to the cost of the land, Mr. Wenzel requires that you also pay all costs associated with surveying, subdividing, and conveying the property; including but not limited to attorney, surveyor, municipal fees, filings, maps, contract of sale, title search, deed and any other related expense.

Kindly share this letter with your legal counsel. Your attorney can reach me at my above noted contact information to discuss a resolution.

Thank you.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized loop that starts from the left, goes up and over, then down and under, and finally loops back to the left. The signature is positioned below the word "Sincerely," and above the name "Judith Crelin Mayle, Esq.".

Judith Crelin Mayle, Esq.

cc: Stephen Wenzel



Judith Crelin Mayle <jmayleesq@gmail.com>

Re: Property of Stephen Wenzel

1 message

Bridget Zappone <bridgetzappone@gmail.com>
To: Judith Crelin Mayle <jmayleesq@gmail.com>

Mon, Oct 13, 2025 at 11:27 AM

Good morning,

We would proceed with this, but we would like to know how much Mr. Wenzel how much the property will cost.

Thank you,
Bridget Zappone

On Thu, Oct 9, 2025 at 7:33 PM Judith Crelin Mayle <jmayleesq@gmail.com> wrote:
Please refer to the attached letter.

*Judith Crelin Mayle, Esq.
1459 Route 32
Wallkill, N.Y. 12589
(845) 913-8324*

Fwd: Property of Stephen Wenzel

2 messages

Bridget Zappone <bridgetzappone@gmail.com>
To: Judith Crelin Mayle <jmayleesq@gmail.com>

Tue, Oct 14, 2025 at 2:36 PM

Good afternoon,

My engineer reviewed the documents that were sent over yesterday. I have attached his proposed plan. Please have Steve review the plan and let me know if this is acceptable. We would also like to know what the property will cost.

Thank you,
Bridget

----- Forwarded message -----

From: **Jay Samuelson** <Jay@ep-pc.com>
Date: Tue, Oct 14, 2025 at 2:29 PM
Subject: RE: Property of Stephen Wenzel
To: Bridget Zappone <bridgetzappone@gmail.com>
Cc: Brian Babcock <Brian@ep-pc.com>

Bridget

Attached is the revised map showing the necessary clearance to resolve all issues and the area to be conveyed would be ±1,065 SF.

If this is acceptable to all parties, we will revise the application and resubmit to the planning board.

Thanks

Jay

Jay Samuelson, PE

Engineering & Surveying Properties, PC

Phone (845) 457-7727

www.EngineeringPropertiesPC.comJay@ep-pc.com

From: Bridget Zappone <bridgetzappone@gmail.com>
Sent: Monday, October 13, 2025 7:13 PM
To: Jay Samuelson <Jay@ep-pc.com>
Subject: Fwd: Property of Stephen Wenzel

You don't often get email from bridgetzappone@gmail.com. Learn why this is important

Good evening Jay,

My neighbor decided against giving us the letter for permission to use the property instead, he wants us to buy the piece he highlighted. How much do you think this will cost to do this? And how much property is needed?

Could you please give me a call when you've reviewed this?

Thank you,

Bridget Zappone

----- Forwarded message -----

From: ansslate1@aol.com <ansslate1@aol.com>

Date: Mon, Oct 13, 2025 at 5:39 PM

Subject: Re: Property of Stephen Wenzel

To: Bridget Zappone <bridgetzappone@gmail.com>, Judith Crelin Mayle <jmayleesq@gmail.com>

OK SOUNDS GOOD SHOULD I CONTACT EDDIE VANHOUNTANT (THATS THE PERSON HOLDING THE MORTGAGE) I BELIEVE THE BAL I OWE HIM IS SOMEWHERE ABOUT \$25K

On Monday, October 13, 2025 at 05:18:14 PM EDT, Judith Crelin Mayle <jmayleesq@gmail.com> wrote:

Good evening;

The price of the property will be based on the amount of property you will need to cure the issue.

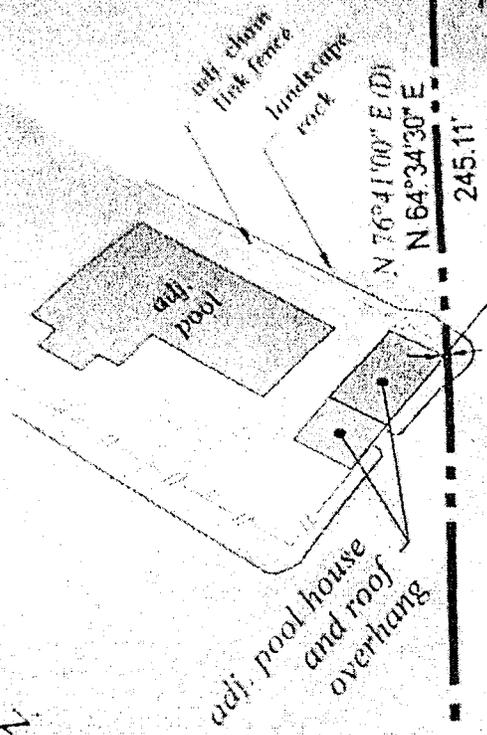
While Mr. Wenzel has not been on site to examine the area of encroachment, based on a recent survey he had done of his property, Mr. Wenzel prepared a rough sketch of a proposed lot line change. The proposed revision also increases the size of your current lot frontage.

The parties can start with this proposal to determine if the revised lot line captures the amount of property sufficient to address the issue. If acceptable, Mr. Wenzel will prepare a proposal on the cost of the property.

Please share this information with your legal council and your surveyor.

Thank you.

Copy of
Bridget N.
Phone
Page 1065
9-3-12.2



44 25 FT

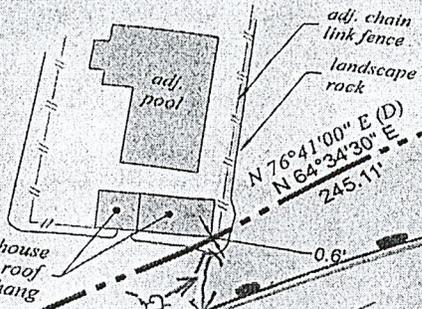
1000 ft Road

2,756.5 Sq. Ft
0.0633 AC

56,691.3 Sq. Ft
1.3015 AC

found iron pipe
S 69°56'04" E
6.78' from corner

now or formerly of
Zappone & Bridget N.
Aurecchione
284 at Page 1065
D #: 9-3-12.2



N 76°41'00" E (D)
N 64°34'30" E
245.11'

2,756.5 Sq. Ft.
0.0633 Ac.

found iron pipe
S 69°56'04" E
6.78' from corner

56,691.3 Sq. Ft.
1.3015 Ac.

S 14°26'30" E (D)
52.74'

Lattinowill Road
(R.O.W. width 50')

S 00°27'00" W (D)
S 11°39'30" E
262.81'

232.26'
N 85°12'30" W
N 73°06'00" W (D)

y barrier
ret. walls

Good morning Ms. Zappone:

Mr. Wenzel has reviewed your proposed plan and conducted a site inspection of his property. Based on his site inspection your proposal for a 10 foot or 1,065 sq.ft. conveyance of property from Mr. Wenzel does not address your approximately 37 foot encroachment onto his property. Mr. Wenzel notes that it appears that the fence also encroaches onto Mr. Wenzel's property and you are dumping material onto his property.

As we have previously stated, any resolution of this matter must address the entire encroachment. Accordingly, Mr. Wenzel has revised the previous plan he submitted by adding a dotted and dash line that estimates the area of the proposed conveyance to include the encroachment. I have attached a copy of that map for your review.

In the interest of time, I suggest that the parties meet on site with the surveyor to identify the area of Mr. Wenzel's property to be conveyed that will address both the setback and the encroachments.

Mr. Wenzel would like to expeditiously resolve this matter, however, in the interim you must cease and desist your trespass onto Mr. Wenzel's property, including the dumping of material.

Kindly share this correspondence with your legal counsel.

Thank you.

*Judith Crelin Mayle, Esq.
1459 Route 32
Wallkill, N.Y. 12589
(845) 913-8324*

On Thu, Oct 16, 2025 at 8:58 AM Bridget Zappone <bridgetzappone@gmail.com> wrote:

Good morning,

I am just following up on my previous email. Did Steve get a chance to review?
Please let me know.

Thank you,
Bridget Zappone



Judith Crelin Mayle <jmayleesq@gmail.com>

Fwd: Lot Line Change

1 message

Bridget Zappone <bridgetzappone@gmail.com>
To: Judith Crelin Mayle <jmayleesq@gmail.com>

Thu, Oct 16, 2025 at 3:41 PM

Please have Steve review this document and let me know if this is acceptable.

Thank you,
Bridget Zappone

----- Forwarded message -----

From: **Brian Babcock** <Brian@ep-pc.com>

Date: Thu, Oct 16, 2025 at 3:36 PM

Subject: Lot Line Change

To: bridgetzappone@gmail.com <bridgetzappone@gmail.com>

Hi Bridget; This line will clear the lawn areas. Will this change meet the request of your neighbor?

Best Regards;

Brian D. Babcock, L.S. Chief Surveyor

Engineering & Surveying Properties, PC

71 Clinton Street

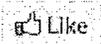
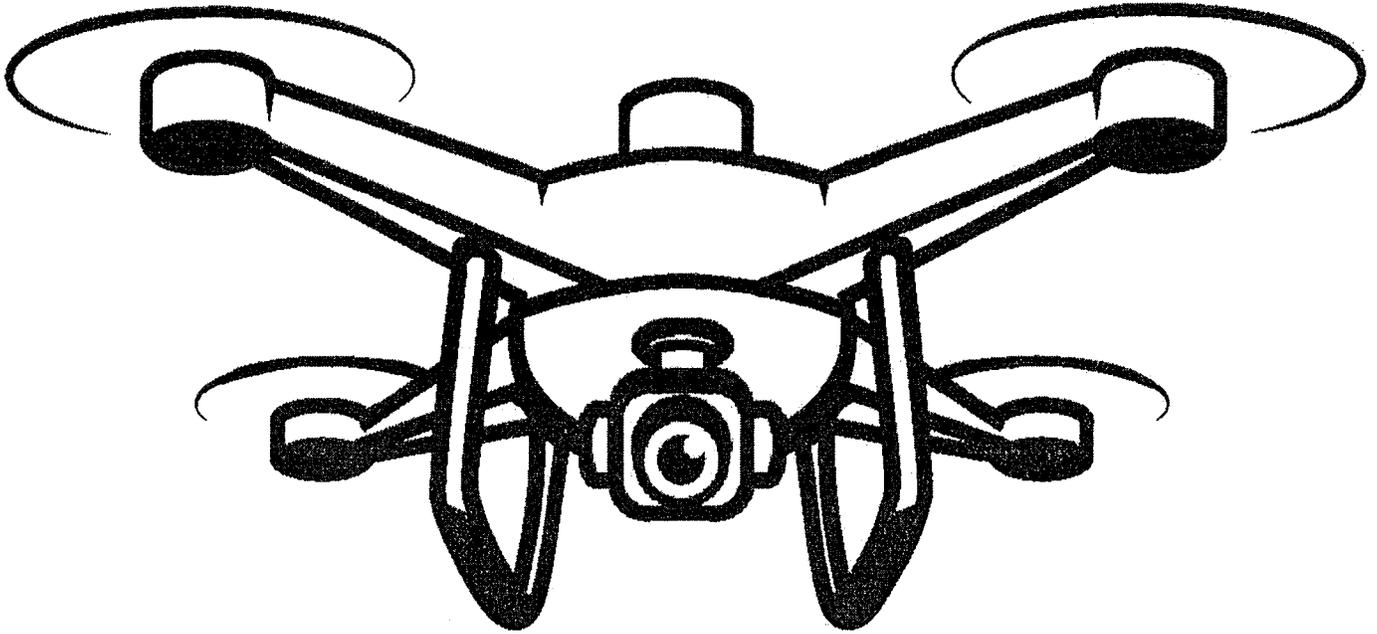
Montgomery, NY 12549

Phone (845) 457-7727

Fax (845) 457-1899

www.EngineeringPropertiesPC.com

Brian@ep-pc.com



FILE NAME: 2202.01 - Zappone-LLC S-(1) Rv1a.pdf

2202.01 - Zappone-LLC S-(1) Rv1a.pdf
2034K

JUDITH CRELIN MAYLE, ESQ.

1459 State Route 32
Wallkill, New York 12589
845-913-8324
Email: jmayleesq@gmail.com

October 21, 2025

VIA EMAIL: bridgetzappone@gmail.com

Joseph and Bridget Zappone
35 & 41 Lattintown Rd.
Newburgh, New York

RE: Potential Property Encroachment onto Property SBL 9-3-15 Owned by Stephen Wenzel

Dear Joseph and Bridget Zappone:

As you know I represent Stephen Wenzel ("Mr. Wenzel"). I am writing in response to your proposal Wenzel's request regarding the resolution of your encroachments of a wooden building and concrete deck, fence and associated lawn landscaping onto his property SBL #9-3-15.

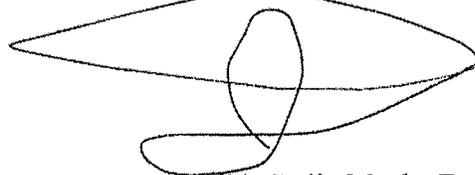
Mr. Wenzel has reviewed and accepts your proposed for a conveyance of his property as documented on the Lot Line Change and Topographic Mapping Plan for 35 & 41 Lattintown Rd revision date of 10/16/2025 on Plat S-1 under the following conditions:

1. The purchase price of the conveyed property is \$50,000.00
2. The surveyor will place property markers delineating the boundaries of the conveyed area. Although Mr. Wenzel accepts the 20 ft. conveyance, as we noted earlier, in addition to the fence and concrete deck, the lawn area is approximately 37 feet as measured from the back corner of the wooden building. Therefore, any maintenance of lawn and encroachment onto Mr. Wenzel's property must immediately cease. Moreover, after the conveyance, Mr. Wenzel does not give permission for any maintenance of lawn or continued encroachment onto his property.
3. You will pay all costs associated with surveying, subdividing, and conveying the property; including but not limited to attorney, surveyor, municipal fees, filings, maps, contract of sale, title search, deed, closing costs and any other related expenses.

Kindly share this letter with your legal counsel. Your attorney can reach me at my above noted contact information to discuss a resolution.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be 'Judith Crelin Mayle', written over a horizontal line.

Judith Crelin Mayle, Esq.

cc: Stephen Wenzel

Fwd: Wenzel Property

1 message

Judith Crelin Mayle <jmayleesq@gmail.com>
To: Bridget Zappone <bridgetzappone@gmail.com>

Sun, Nov 16, 2025 at 12:36 PM

Good afternoon:

I am writing regarding my letter to you dated October 21, 2025 (which is attached for your convenience), on my client's response to your proposal regarding a conveyance of his property as documented on the Lot Line Change and Topographic Mapping Plan for 35 & 41 Lattintown Rd revision date of 10/16/2025 on Plat S-1.

Almost 30 days have lapsed without a response. Is it your intent to pursue the conveyance, and if so, do you have a counterproposal to my client's offer.

Kindly, share this information with your legal counsel and provide me with their contact information, if any.

Thank you.

Judith Crelin Mayle, Esq.
1459 Route 32
Wallkill, N.Y. 12589
(845) 913-8324

----- Forwarded message -----

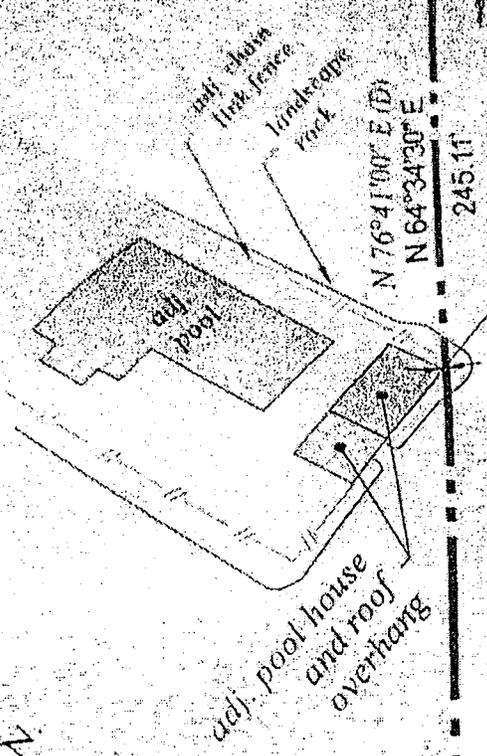
From: **Judith Crelin Mayle** <jmayleesq@gmail.com>
Date: Tue, Oct 21, 2025 at 11:12 AM
Subject: Wenzel Property
To: Bridget Zappone <bridgetzappone@gmail.com>

Please see attached letter.

Judith Crelin Mayle, Esq.
1459 Route 32
Wallkill, N.Y. 12589
(845) 913-8324

 Letter to Zappone Wenzel property October 21 2025.pdf
212K

City of
Bridget N
Page 1065
9-3-12



2,756.5 Sq. Ft
0.0633 Ac

56,691.3 Sq. Ft
1.3015 Ac

found iron pipe
S 69°56'04" E
6.78' from corner



JUDITH CRELIN MAYLE, ESQ.

1459 State Route 32
Wallkill, New York 12589
845-913-8324
Email: jmayleesq@gmail.com

October 21, 2025

VIA EMAIL: bridgetzappone@gmail.com

Joseph and Bridget Zappone
35 & 41 Lattintown Rd.
Newburgh, New York

RE: Potential Property Encroachment onto Property SBL 9-3-15 Owned by Stephen Wenzel

Dear Joseph and Bridget Zappone:

As you know I represent Stephen Wenzel ("Mr. Wenzel"). I am writing in response to your proposal Wenzel's request regarding the resolution of your encroachments of a wooden building and concrete deck, fence and associated lawn landscaping onto his property SBL #9-3-15.

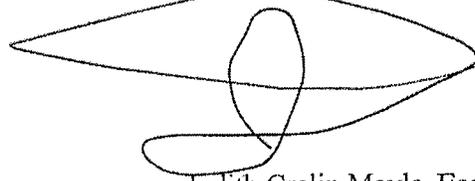
Mr. Wenzel has reviewed and accepts your proposed for a conveyance of his property as documented on the Lot Line Change and Topographic Mapping Plan for 35 & 41 Lattintown Rd revision date of 10/16/2025 on Plat S-1 under the following conditions:

1. The purchase price of the conveyed property is \$50,000.00
2. The surveyor will place property markers delineating the boundaries of the conveyed area. Although Mr. Wenzel accepts the 20 ft. conveyance, as we noted earlier, in addition to the fence and concrete deck, the lawn area is approximately 37 feet as measured from the back corner of the wooden building. Therefore, any maintenance of lawn and encroachment onto Mr. Wenzel's property must immediately cease. Moreover, after the conveyance, Mr. Wenzel does not give permission for any maintenance of lawn or continued encroachment onto his property.
3. You will pay all costs associated with surveying, subdividing, and conveying the property; including but not limited to attorney, surveyor, municipal fees, filings, maps, contract of sale, title search, deed, closing costs and any other related expenses.

Kindly share this letter with your legal counsel. Your attorney can reach me at my above noted contact information to discuss a resolution.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Judith Crelin Mayle, Esq.', written over a large, stylized, loopy signature line that extends across the page.

Judith Crelin Mayle, Esq.

cc: Stephen Wenzel