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STATE OF NEW YORK: COUNTY OF ORANGE
TOWN OF NEWBURGH PLANNING BOARD

-----X

In the Matter of

2026 PLANNING BOARD REORGANIZATIONAL
MEETING

-----X

Date: January 15, 2026
Time: 7:00 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, CHAIRMAN
LISA CARVER
STEPHANIE DeLUCA
DAVID DOMINICK
KENNETH MENNERICH
JOHN A. WARD

ALSO PRESENT: DOMINIC CORDISCO, ESQ.
PATRICK HINES
JAMES CAMPBELL

-----X

VICTORIA CHUMAS ARIAS
Court Reporter, CopyCAT Court Reporting

Planning Board Reorganization

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CHAIRMAN EWASUTYN: Town of Newburgh Planning Board welcomes everyone to their first meeting of the year, January 15, 2026. We'll have a roll call vote. And then, Mr. Mennerich will make a move to reappoint our consultants, set the Planning Board meeting dates, and also the consultants' once-a-month meeting. So, at this time, I'll turn to Dave Dominick.

13

MR. DOMINICK: Present.

14

MS. DeLUCA: Present.

15

MR. MENNERICH: Present.

16

CHAIRMAN EWASUTYN: Present.

17

MS. CARVER: Present.

18

MR. WARD: Present.

19

MR. CORDISCO: Dominic

20

Cordisco, Planning Board attorney.

21

MS. CHUMAS ARIAS: Victoria

22

Chumas Arias, court stenographer.

23

MR. HINES: Pat Hines, MHE

24

Engineering.

25

MR. CAMPBELL: Jim Campbell,

Planning Board Reorganization

1

2 Town of Newburgh Code Compliance.

3 CHAIRMAN EWASUTYN: At this
4 point, we'll turn the meeting over to
5 Ken Mennerich.

6 MR. MENNERICH: Please stand
7 for the Pledge.

8 (The Pledge of Allegiance was
9 recited.)

10 MR. MENNERICH: Please put your
11 phones on silent mode.

12 The Planning Board members have
13 all received the information on our
14 reorganization meeting and had a
15 chance to review those materials.
16 And we'll start by voting on the
17 Planning Board consultants to the
18 Planning Board. And the first person
19 is Dominic Cordisco from Drake Loeb,
20 PLLC, attorney for the Planning
21 Board. Could I have a motion for his
22 reappointment?

23 MR. DOMINICK: Make a motion.

24 MS. DeLUCA: Second.

25 MR. MENNERICH: A motion was

Planning Board Reorganization

1

2

made by Dave and seconded by

3

Stephanie. Can I have a roll call

4

vote on that, please?

5

MR. DOMINICK: Aye.

6

MR. MENNERICH: Aye.

7

MS. DeLUCA: Aye.

8

CHAIRMAN EWASUTYN: Aye.

9

MS. CARVER: Aye.

10

MR. WARD: Aye.

11

CHAIRMAN EWASUTYN: Motion

12

carried.

13

MR. MENNERICH: Second is Pat

14

Hines, MHE Engineering, Consulting

15

Engineers. Do I have a motion to

16

reappoint Pat?

17

MS. CARVER: So moved.

18

MR. WARD: Second

19

MR. MENNERICH: Lisa and John.

20

MR. DOMINICK: Aye.

21

MR. MENNERICH: Aye.

22

MS. DeLUCA: Aye.

23

CHAIRMAN EWASUTYN: Aye.

24

MS. CARVER: Aye.

25

MR. WARD: Aye.

Planning Board Reorganization

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MR. MENNERICH: Passed.

3

Ken Wersted, Creighton Manning

4

Engineering, Traffic Consultants.

5

MR. DOMINICK: Make a motion.

6

MS. DeLUCA: Second.

7

MR. MENNERICH: Dave first and

8

Stephanie seconded it. Roll call

9

vote, please.

10

MR. WARD: Aye.

11

MS. CARVER: Aye.

12

CHAIRMAN EWASUTYN: Aye.

13

MS. DeLUCA: Aye.

14

MR. MENNERICH: Aye.

15

MR. DOMINICK: Aye.

16

MR. MENNERICH: Passed.

17

Karen Arnet, Landscape

18

Architectural Consultant.

19

MR. WARD: I will move for that

20

motion.

21

MR. MENNERICH: Second.

22

John and I seconded it. Roll

23

call vote starting with Dave.

24

MR. DOMINICK: Aye.

25

MR. MENNERICH: Aye.

Planning Board Reorganization

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MS. DeLUCA: Aye.

3

CHAIRMAN EWASUTYN: Aye.

4

MS. CARVER: Aye.

5

MR. WARD: Aye.

6

MR. MENNERICH: So passed.

7

Douglas Fishman, RF

8

Engineering, Telecommunications

9

Consultant.

10

CHAIRMAN EWASUTYN: I will move

11

for that.

12

MS. CARVER: Second.

13

MR. MENNERICH: John motions.

14

Second by Lisa. Dave?

15

MR. DOMINICK: Aye.

16

MR. MENNERICH: Aye.

17

MS. DeLUCA: Aye.

18

CHAIRMAN EWASUTYN: Aye.

19

MS. CARVER: Aye.

20

MR. WARD: Aye.

21

MR. MENNERICH: Pass.

22

Victoria Chumas Arias,

23

stenographer to the Planning Board.

24

MS. DeLUCA: Make a motion.

25

MR. DOMINICK: Second.

Planning Board Reorganization

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MR. MENNERICH: Stephanie and

3

Dave. Roll call starting with Dave.

4

MR. DOMINICK: Aye.

5

MR. MENNERICH: Aye.

6

MS. DeLUCA: Aye.

7

CHAIRMAN EWASUTYN: Aye.

8

MS. CARVER: Aye.

9

MR. WARD: Aye.

10

MR. MENNERICH: Kenneth

11

Mennerich, Vice Chairman of the

12

Planning Board.

13

CHAIRMAN EWASUTYN: I will move

14

for that motion.

15

MR. WARD: Second.

16

MR. MENNERICH: John and John.

17

Dave?

18

MR. DOMINICK: Aye.

19

MR. MENNERICH: Aye.

20

MS. DeLUCA: Aye.

21

CHAIRMAN EWASUTYN: Aye.

22

MS. CARVER: Aye.

23

MR. WARD: Aye.

24

MR. MENNERICH: The schedule

25

for the Planning Board meetings for

Planning Board Reorganization

1

2

2026. Does anybody have any problems

3

with the dates?

4

CHAIRMAN EWASUTYN: I think it

5

was checked. Jim Campbell, you

6

checked that and found one, whatever

7

that error was.

8

MR. CAMPBELL: That was

9

corrected, I believe.

10

CHAIRMAN EWASUTYN: So, then

11

it's satisfied, okay. I will move

12

for that motion to approve the

13

Planning Board meeting dates for the

14

year 2026.

15

MR. WARD: Second.

16

MR. MENNERICH: John and John.

17

Dave?

18

MR. DOMINICK: Aye.

19

MR. MENNERICH: Aye.

20

MS. DeLUCA: Aye.

21

CHAIRMAN EWASUTYN: Aye.

22

MS. CARVER: Aye.

23

MR. WARD: Aye.

24

MR. MENNERICH: Our consultant

25

work sessions for 2026 are listed.

Planning Board Reorganization

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Can I have a motion to set that
schedule?

MR. DOMINICK: I make a motion.

MS. DeLUCA: Second.

MR. MENNERICH: Dave and
Stephanie. Dave?

MR. DOMINICK: Aye.

MR. MENNERICH: Aye.

MS. DeLUCA: Aye.

CHAIRMAN EWASUTYN: Aye.

MS. CARVER: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: And that
takes care of the reorganizational
scheduling for the year 2026.

MR. CORDISCO: Thank you all
for the reappointment.

(Time noted 7:04 p.m.)

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C E R T I F I C A T E

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

I, VICTORIA CHUMAS ARIAS, a Notary Public for and within the State of New York, do hereby certify:

That the witness whose examination is hereinbefore set forth was duly sworn and that such examination is a true record of the testimony given by that witness.

I further certify that I am not related to any of the parties to this action by blood or by marriage and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 30th day of January 2026.



VICTORIA CHUMAS ARIAS

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STATE OF NEW YORK: COUNTY OF ORANGE
TOWN OF NEWBURGH PLANNING BOARD

-----X

In the Matter of

CANNABIS HUTS
(25-32)

5306 Route 9W
Section 23, Block 2, Lot 1
Zone R3

-----X

AMENDED SITE PLAN / SPECIAL USE PERMIT

Date: January 15, 2026
Time: 7:04 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, CHAIRMAN
LISA CARVER
STEPHANIE DeLUCA
DAVID DOMINICK
KENNETH MENNERICH
JOHN A. WARD

ALSO PRESENT: DOMINIC CORDISCO, ESQ.
PATRICK HINES
JAMES CAMPBELL

APPLICANT'S REPRESENTATIVE:
Joseph Saffioti, Esq., Saffioti & Anderson

-----X

VICTORIA CHUMAS ARIAS
Court Reporter, CopyCAT Court Reporting

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CHAIRMAN EWASUTYN: Our first item of business this evening is Cannabis Huts, project number 25-32. It's an amended site plan for a special use permit. And it's a retail dispensary for cannabis. It is being represented by Joseph Saffioti, attorney.

MR. SAFFIOTI: Good evening, Members of the Board. We're here tonight for a repurposing of an existing empty space in an existing structure. This is the Valero gas station site on Route 9W. The building has gas canopies in front, a Subway store, and there is an empty office, which is intended to be reconverted into a Cannabis store. The only change to the building on the exterior will be to change the front window to an entranceway door to the left of the existing Subway entrance.

The property owner has leased

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2

the premises out to different

3

parties, which are related to the

4

applicant, so different families that

5

are interrelated to run the Valero

6

station and the Subway. We know that

7

there's several variances that are

8

noted that need be applied for, which

9

we will request referral to the ZBA.

10

I'll let Patty Brooks go through the

11

plan with you and the details.

12

Some of the comments for

13

signage, the existing -- the

14

entrance, they are proposing a new

15

sign over the doorway. And then, on

16

the existing free-standing sign, they

17

are going to change it. Now, it says

18

"Food Mart." They are just going to

19

change that panel to "Cannabis

20

Dispensary." So, they are not adding

21

to that sign. They are not changing

22

the existing signage. They just are

23

proposing new signage above the

24

doorway entrance.

25

I'm going to let Patty go

1
2 through with you the site plan to see
3 if there's any -- she is going to
4 address some of the comments from Pat
5 Hines's office, and just see what
6 other questions the Board has. We
7 are prepared to answer.

8 CHAIRMAN EWASUTYN: Okay. For
9 the record, your first and last name,
10 please.

11 MS. BROOKS: Patricia Brooks,
12 land surveyor, planner for the
13 project.

14 We did receive the review
15 comments from Pat Hines. I just had
16 a couple of procedural comments on
17 how best to move forward. Planning
18 Board project 25-19 was an
19 application for conversion of the
20 vacuum stations in the rear of the
21 building to EV charging stations. It
22 appears the applicant is not moving
23 forward with that at this point in
24 time, so I don't know whether we can
25 concurrently continue with this site

1

2

plan as long as we get the necessary area variances or if that application first has to be withdrawn. Can they be done concurrently if that one is on hold right now?

3

4

5

6

7

CHAIRMAN EWASUTYN: Dominic?

8

9

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MR. CORDISCO: They can be done concurrently. The prior application was referred to the Zoning Board of Appeals. It's my understanding that there was an application to the Zoning Board of Appeals, but then there wasn't any follow-up. So, I haven't seen this myself directly, but I believe that application was deemed to have been withdrawn.

18

19

MS. BROOKS: So, we will start with a new ZBA application?

20

21

22

MR. CORDISCO: Correct. It would need to be a new referral based on this particular application.

23

24

25

MS. BROOKS: County rereferral, architectural review board to look at the signage, so with regard to the

1

2

items in code Section 18548.9(C) 1

3

through 5, many of them seem to be

4

narrative-related.

5

MR. HINES: They are typically

6

covered by plan notes.

7

MS. BROOKS: Okay, so we'll get

8

the narrative from the applicant on

9

how those are going to be addressed,

10

and we will add them as applicable

11

notes on the map. I just wanted to

12

make sure that that was acceptable.

13

The measurement has been done

14

with regard to the daycare center. I

15

don't know -- Jim, have you provided

16

any comments on that yet with regard

17

to compliance with the --

18

MR. CAMPBELL: You are over

19

500 feet.

20

MS. BROOKS: Good.

21

And again, as Mr. Saffioti

22

referenced, we do understand that we

23

need to obtain the necessary

24

variances, which were not concluded,

25

so we would be seeking referral from

1

2

the Planning Board this evening to
proceed with those variances.

3

4

CHAIRMAN EWASUTYN: Thank you.

5

Jim Campbell, any comments?

6

7

MR. CAMPBELL: Yeah. For the
signs, I would need to have sizes of
the signs of like the free-standing
sign, the height of the sign, and
that information. And also the width
of the occupancy of the new cannabis
place. The size of that sign is
based on the width, the store
frontage.

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MR. SAFFIOTI: The signage
would run for the entire site.
Remember when this application was
before the Board, originally for the
Valero station, it had a permit for
the sign that is already there. This
is an existing sign, so it's not just
for the store. The signage is based
on the entire frontage for the --

MR. CAMPBELL: No, the sign is
not based on -- the building mounted

1

2

sign is based on the width of the storefront.

3

4

MR. SAFFIOTI: Okay, so we can get you details for that when we come back.

5

6

7

MR. CAMPBELL: So, the free-standing sign, which would be similar to the issue we had like at Nature's Pantry, when you did that sign.

8

9

10

11

12

MR. SAFFIOTI: Okay.

13

14

15

MR. CAMPBELL: The height and distance from the roadway and stuff like that.

16

17

18

19

20

MR. SAFFIOTI: We will have to have someone take the measurements. I believe, though, that was part of the approval in the early 2000s for the Valero.

21

22

23

24

25

CHAIRMAN EWASUTYN: I question that reference to whether the canopy was approved also, being that was existing, but we have no record of that.

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MR. CAMPBELL: I vaguely

3

remember when you had it before the

4

Board when they rebuilt the station.

5

It came before the Board at that

6

time.

7

CHAIRMAN EWASUTYN: Right,

8

because Bobby Marino was the prior

9

owner of that station.

10

Pat Hines, at MHE?

11

MR. HINES: The project is a

12

special use under the cannabis code.

13

Our next comment is discussing what

14

Ms. Brooks did regarding the ZBA

15

applications, and we were going to do

16

new ZBA applications. Adjoiners'

17

notices must be sent out after this

18

meeting. County referral is required

19

for the project as it's on a state

20

highway, and it's special use.

21

Signage requires ARB approval. We

22

did receive an updated survey, and

23

this application was before us

24

previously with a -- (Unintelligible)

25

-- survey. We now have that up to

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2 date.

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The variances that I have, which are repeated from the EV charging station application is side yard, 15 feet's required where 6.9 exists. Side yard from the automotive service building, 14.4 exists where 15 feet is required. And rear yard similar for the automotive business, 30 feet is required where 25.3 exists.

If the canopy has not previously received a variance, it would also require a front yard setback of it looks like zero feet provided, where actually, on a state highway, 60 feet are required. And I believe the signage may need variances as well, and I don't have the information for that.

It is a Type II action, but we are recommending that a notice be sent to the DOT of the project along their frontage. There will be no

1

2

SEQRA coordination, but it's

3

notification that we have at this

4

time. There is really no action we

5

can take before the ZBA acts, other

6

than we could send it to the county

7

planning. It has detailed

8

information on the revised summary.

9

CHAIRMAN EWASUTYN: Any

10

comments from board members? John

11

Ward?

12

MR. WARD: No comment.

13

MS. CARVER: This is just out

14

of curiosity. I noticed that the

15

store hours say 9:00 a.m. to

16

11:00 p.m.

17

MR. SAFFIOTI: It matches the

18

Subway at the Valero.

19

MS. CARVER: There is no

20

restriction? You know how, I guess,

21

for a liquor store there is a

22

restriction on the time? There is

23

nothing? I am just curious.

24

MR. SAFFIOTI: No. Again,

25

related companies run the gas station

1

2 and Subway.

3 MS. CARVER: So they are
4 keeping the times, okay. Thank you.5 CHAIRMAN EWASUTYN: I think no
6 at this time.

7 MR. MENNERICH: No question.

8 MS. DeLUCA: No question.

9 MR. DOMINICK: Just one for
10 housekeeping. On page one, line six
11 of the application, you have Orange
12 Lake Fire District. This is the
13 Middlehope Fire District.14 MR. SAFFIOTI: If you want an
15 amended page, we can.16 CHAIRMAN EWASUTYN: Would
17 someone move for a motion to have
18 Planning Board attorney Dominic
19 Cordisco prepare the referral letter
20 to the Zoning Board of Appeals for
21 the necessary variances?

22 MR. DOMINICK: So moved.

23 MS. CARVER: Second.

24 CHAIRMAN EWASUTYN: Motion by
25 Dave Dominick, second by Lisa Carver.

1

2

Can I have a roll call vote, starting
with John Ward?

3

4

MR. WARD: Aye.

5

MS. CARVER: Aye.

6

CHAIRMAN EWASUTYN: Aye.

7

MR. MENNERICH: Aye.

8

MS. DeLUCA: Aye.

9

MR. DOMINICK: Aye.

10

MR. SAFFIOTI: Okay, thank you.

11

12

(Time noted 7:14 p.m.)

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C E R T I F I C A T E

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

I, VICTORIA CHUMAS ARIAS, a Notary
Public for and within the State of New
York, do hereby certify:

That the witness whose examination is
hereinbefore set forth was duly sworn and
that such examination is a true record of
the testimony given by that witness.

I further certify that I am not
related to any of the parties to this
action by blood or by marriage and that I
am in no way interested in the outcome of
this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 30th day of January 2026.



VICTORIA CHUMAS ARIAS

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STATE OF NEW YORK: COUNTY OF ORANGE
TOWN OF NEWBURGH PLANNING BOARD

-----X

In the Matter of

R. GOODRICH & J. LYNCH
(25-29)

74-76 Frozen Ridge Road
Section 20, Block 1, Lot 130.2 & 34.12
Zone AR

-----X

LOT LINE CHANGE

Date: January 15, 2026
Time: 7:14 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, CHAIRMAN
LISA CARVER
STEPHANIE DeLUCA
DAVID DOMINICK
KENNETH MENNERICH
JOHN A. WARD

ALSO PRESENT: DOMINIC CORDISCO, ESQ.
PATRICK HINES
JAMES CAMPBELL

APPLICANT'S REPRESENTATIVE:
Patricia Brooks, L.S., Control Point
Associates

-----X

VICTORIA CHUMAS ARIAS
Court Reporter, CopyCAT Court Reporting

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CHAIRMAN EWASUTYN: Our second this evenings is R. Goodrich & J. Lynch, project number 25-29. It's a lot line change located on Frozen Ridge Road in an AR zone. Again, it's being represented by Ms. Brooks of Control Point Associates.

MS. BROOKS: Good evening. Again, this is lot line revision between two parcels of land to convey a 4.7-acre parcel to an existing 1.3-acre lot. The resultant lots will be 6.08 acres and 4.46 acres.

We had variances required for both lot one and lot two for the side setback on the boundary line between the two parcels, and the necessary area variances were granted by the Zoning Board of Appeals on December 23rd. A note pertaining to that has been added as note 13 on the map.

CHAIRMAN EWASUTYN: Pat Hines with MHE?

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MR. HINES: Yes, the Adjoiners' notices have been sent out. The ZBA approvals have been granted. Lot line changes are Type II actions, and no public hearing required. This is ready for approval, should the Board desire.

CHAIRMAN EWASUTYN: Dominic Cordisco, Planning Board attorney, can you give us conditions or present to us the Resolution of Approval for project number 25-29?

MR. CORDISCO: For this particular project, there are no special conditions, so it's payment of fees and then presentation of the plat for signature.

CHAIRMAN EWASUTYN: Having heard from Dominic Cordisco, Planning Board attorney, would someone move for a motion to grant approval for the lot line change for Goodrich and Lynch, project number 25-29?

MR. MENNERICH: So moved.

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MS. DeLUCA: Second.

CHAIRMAN EWASUTYN: Motion by
Ken Mennerich and a second by
Stephanie DeLuca. Can I have a roll
call vote starting with John Ward?

MR. WARD: Aye.

MS. CARVER: Aye.

CHAIRMAN EWASUTYN: Aye.

MR. MENNERICH: Aye.

MS. DeLUCA: Aye.

MR. DOMINICK: Aye.

MS. BROOKS: Thank you very
much.

(Time noted 7:17 p.m.)

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C E R T I F I C A T E

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

I, VICTORIA CHUMAS ARIAS, a Notary Public for and within the State of New York, do hereby certify:

That the witness whose examination is hereinbefore set forth was duly sworn and that such examination is a true record of the testimony given by that witness.

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IN WITNESS WHEREOF, I have hereunto set my hand this 30th day of January 2026.



VICTORIA CHUMAS ARIAS

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STATE OF NEW YORK: COUNTY OF ORANGE
TOWN OF NEWBURGH PLANNING BOARD

-----X
In the Matter of

845 CRONOMER LAKE
(25-35)

3 Thayer Lane
Section 34, Block 1, Lots 25.151 & 25.152
Zone R2

-----X

INITIAL APPEARANCE SUBDIVISION

Date: January 15, 2026
Time: 7:18 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, CHAIRMAN
LISA CARVER
STEPHANIE DeLUCA
DAVID DOMINICK
KENNETH MENNERICH
JOHN A. WARD

ALSO PRESENT: DOMINIC CORDISCO, ESQ.
PATRICK HINES
JAMES CAMPBELL

APPLICANT'S REPRESENTATIVE:
Ross Winglovitz, P.E., Engineering &
Surveying Properties, P.C.

-----X

VICTORIA CHUMAS ARIAS
Court Reporter, CopyCAT Court Reporting

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CHAIRMAN EWASUTYN: Our third item of business this evening is 845 Cronomer Lake, project number 25-35. It's initial appearance for a two-lot subdivision plat and a lot line change. It's located in R2 zone, by Ross Winglovitz.

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MR. WINGLOVITZ: Good evening. Ross Winglovitz, Engineering & Surveying Properties, here with the owner, Mike Mahar, applicant. You're probably familiar with the project. It was before you about three years ago, I think, regarding a two-lot subdivision. So, the entire property is about 8.48 acres. At that time, we proposed two duplexes, one on a 2-acre lot and one on a 6.46-acre lot.

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Mike has completed the construction of those. And there was -- on the 6.46-acre lot, there was an opportunity to provide one more duplex off of the common driveway.

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The problem was septic area, so we were able to get septic up in this upper -- what would it be -- right-hand corner here, northern corner of the property. So, because of the layout of the existing house and existing septic, what we are proposing is a little bit unique. It's that the existing septic would be actually reconnected to the proposed duplex, and a new system would be built for the existing duplex on the site. We understood -- we had to reconfigure the lot lines to make that work from a real estate perspective.

The question I wanted to ask regarding Pat's comments about the common driveway. In the past, it was a Town Board action regarding three houses on a common driveway. Has that changed at all, or is that still a possibility?

MR. HINES: That hasn't

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changed, but the issue is these are

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duplexes, and each of those units

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would count. So, now you would have

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six units on the common driveway.

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And I don't -- it's up to the Town

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Board to decide that, but it has

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never occurred before. It's been --

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three single-family houses were

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approved by the Town Board in the

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past.

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MR. WINGLOVITZ: But the other

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option is, obviously, we have this

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50-foot right-of-way here. We would

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come in here, and we would have a

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wetland crossing permit for that.

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MR. HINES: Either way, you are

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getting a wetland permit.

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CHAIRMAN EWASUTYN: Additional

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questions for Pat Hines, or is that

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the one?

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MR. WINGLOVITZ: That was it.

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MR. HINES: We do have that

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other one that's sitting in the room

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here, is the timing of the filing of

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those maps. I believe this is going to be considered a major subdivision going to the county because of the filing.

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MR. WINGLOVITZ: There's only three lots in total.

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MR. HINES: But you're re-subdividing within three years.

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MR. WINGLOVITZ: Right, so it was two created initially, and now we are adding a third one. So, a total of three within three years.

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MR. HINES: Any new -- any re-subdivision within three years will trigger county review. I'll defer to Dominic on that, but I believe that's the case.

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MR. CORDISCO: That is my understanding as well.

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MR. WINGLOVITZ: Is that town regulation?

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MR. HIENS: No, county.

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MR. WINGLOVITZ: This is over five acres, so that wouldn't count in

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that five lot -- it's usually five lots, a total of five lots within three years. And we are only three lots.

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MR. HINES: I don't believe it says five lots within three years. I believe it's less than five lots, but if you re-subdivide within three years of filing a subdivision plat, it kicks in a major subdivision.

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MR. WINGLOVITZ: I thought that language talked about if you re-subdivide and now create more than five lots, five or more lots. And under realty subdivision law, this isn't a lot. It's actually a parcel because it's over five acres.

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MR. HINES: The issue is the re-subdivision timing. And I'll refer to Dominic or we can research it more, but that's my understanding.

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MR. CORDISCO: I mean, if you want to reach out to --

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MR. WINGLOVITZ: The Health

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Department and clarify --

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MR. CORDISCO: And clarify, certainly, it's free. The other thing is, it was a week shy of three years.

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MR. WINGLOVITZ: Yeah. That's my luck.

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CHAIRMAN EWASUTYN: So, keeping that as open-ended, there is the private driveway access, how he is going to define that. Three lots off a private driveway, whether he is going to recreate the subdivision to build a private road or if he is going to access through the other entryway and cross the wetlands.

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MR. HINES: I think there's three options there. Number one, you go to the Town Board and see if they will agree that it's buildings and not units.

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CHAIRMAN EWASUTYN: Okay.

MR. HINES: Number two would be the construction of a private

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roadway.

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And the other one would be
utilize the stump that's located on
the southern end of the site out to
Union Avenue.

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MR. MAHAR: We have --

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CHAIRMAN EWASUTYN: Just for
the record, can we have your name?

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MR. MAHAR: I'm sorry. Mike
Mahar. The issue, obviously, is just
to minimize the disturbance to the
neighbor to the south, but I will
have to revisit the options there.

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CHAIRMAN EWASUTYN: Comments
from board members? Dave Dominick?

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MR. DOMINICK: Not at this
time.

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MS. DeLUCA: Nothing.

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MR. MENNERICH: Nothing.

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CHAIRMAN EWASUTYN: I think no.

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MS. CARVER: Nothing for me.

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MR. WARD: No comment.

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CHAIRMAN EWASUTYN:

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Procedurally, we will circulate the

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Adjoiners' notices.

MR. CORDISCO: But in terms of processing this as either a major subdivision or not, I think the applicant, if I may, should get confirmation from the Health Department as to how they will treat this particular -- or if it needs to be referred to them at all.

MR. WINGLOVITZ: Yup. We will do that.

CHAIRMAN EWASUTYN: Anything else?

(No Response.)

CHAIRMAN EWASUTYN: Quiet night.

MR. WINGLOVITZ: Thank you very much.

(Time noted 7:24 p.m.)

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C E R T I F I C A T E

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

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STATE OF NEW YORK: COUNTY OF ORANGE
TOWN OF NEWBURGH PLANNING BOARD

-----X
In the Matter of

NEWBURGH SELF-STORAGE
(24-06)

1420 Route 300
Section 60, Block 3, Lot 22.222
Zone IB

-----X

ARB / SIGNAGE

Date: January 15, 2026
Time: 7:24 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, CHAIRMAN
LISA CARVER
STEPHANIE DeLUCA
DAVID DOMINICK
KENNETH MENNERICH
JOHN A. WARD

ALSO PRESENT: DOMINIC CORDISCO, ESQ.
PATRICK HINES
JAMES CAMPBELL

APPLICANT'S REPRESENTATIVE:
Justin Dates, RLA, Colliers Engineering &
Design

-----X

VICTORIA CHUMAS ARIAS
Court Reporter, CopyCAT Court Reporting

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CHAIRMAN EWASUTYN: Our fourth item this evening is Newburgh Self-Storage, project 24-06, ARB signage. And we have Justin Dates, who has been speaking with Pat Hines. Pat, would you like to bring us along on this?

MR. HINES: Colliers Engineering submitted a revision to the ARB, and we received it as we were doing this agenda, so I thought it appropriate to put on here. They are just removing the illumination from one of the signs on the front from Building A that faces Route 300, and they are going to -- rather than being a lighted sign, it's going to be a non-lighted sign. So, it's probably a reduced impact. It is a change to the ARB.

CHAIRMAN EWASUTYN: Jim Campbell, code compliance?

MR. CAMPBELL: I don't believe there is any issue with that.

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CHAIRMAN EWASUTYN: All right.

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Will someone make a move to approve

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the change in signage from an

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illuminated sign to an as-is sign?

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MR. WARD: So moved.

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MS. DeLUCA: Second.

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CHAIRMAN EWASUTYN: We have a

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motion by John Ward and a second by

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Stephanie DeLuca. Can I have a roll

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call vote starting with Dave

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Dominick?

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MR. DOMINICK: Aye.

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MS. DeLUCA: Aye.

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MR. MENNERICH: Aye.

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CHAIRMAN EWASUTYN: Aye.

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MS. CARVER: Aye.

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MR. WARD: Aye.

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(Time noted 7:26 p.m.)

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STATE OF NEW YORK: COUNTY OF ORANGE
TOWN OF NEWBURGH PLANNING BOARD

-----X
In the Matter of

GARDNER RIDGE
(02-29)

Gardnertown Road & Creek Run Road
Section 75, Block 1, Lot 4.1
Zone R3

-----X

6-MONTH EXTENSION
FEBRUARY 2026 - 7 AUGUST 2026

Date: January 15, 2026
Time: 7:26 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, CHAIRMAN
LISA CARVER
STEPHANIE DeLUCA
DAVID DOMINICK
KENNETH MENNERICH
JOHN A. WARD

ALSO PRESENT: DOMINIC CORDISCO, ESQ.
PATRICK HINES
JAMES CAMPBELL

APPLICANT'S REPRESENTATIVE:
Thomas Olley, P.E.

-----X

VICTORIA CHUMAS ARIAS
Court Reporter, CopyCAT Court Reporting

Gardner Ridge

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CHAIRMAN EWASUTYN: And our last item of business is a referral letter that we received for Gardner Ridge, project number 02-29, a six-month extension from February 2026 through August 2026. And it's Gardnertown Road and Creek Run Road in an R3 zone. It's being represented by....

MR. WARNER: Aaron Warner. I'm an Attorney with the law firm of Zarin & Steinmetz on behalf of Gardner Ridge Associates.

CHAIRMAN EWASUTYN: Okay.

MR. WARNER: I am here today, as you mentioned, to respectfully request an extension to the September 2024 final conditional site plan approval. You will recall the project is for a 144-unit development, 36 of those units will be for senior housing.

There were two prior extension requests granted, one in February of

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2025, and another in July of 2025.

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Since then, we have made significant progress. There were a number of conditions on the site plan approval. There were 17 of them. The majority of the critical items have been completed or will be completed soon.

For example, we got our SPDES permit. We've obtained our variance from the ZBA. We have sent draft agreements to the town, including for the senior housing declaration and the storm water management agreement. And this past Monday, the Town Board approved and executed the outside sewer agreement.

So, I'm hoping that Mr. Hines can attest to the fact that we have been working diligently and have made progress. And we are confident that we will be able to complete the remainder of the items in six months.

CHAIRMAN EWASUTYN: Jim

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Campbell, any comments?

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MR. CAMPBELL: No comment.

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CHAIRMAN EWASUTYN: Pat Hines?

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MR. HINES: I have nothing to

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add. Myself and Dominic have been

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working with the applicants and their

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counsel on the various conditions of

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approval, and they are moving forward

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with all of them.

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CHAIRMAN EWASUTYN: Dominic

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Cordisco, Planning Board attorney?

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MR. CORDISCO: I agree, and I

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would recommend that a six-month

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extension be granted by the Board.

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MR. HINES: The current

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extension expires February 7th, and

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in an abundance of caution, they are

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here tonight, not waiting until the

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February 6th meeting, so we are

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suggesting the extension run from

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February 7th until August 7th of

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2026.

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CHAIRMAN EWASUTYN: Having

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heard from Pat Hines with MHE, would

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someone move for a motion to grant

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the extension for Gardner Ridge from

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the 7th of February 2026 through the

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7th of August 2026.

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MR. MENNERICH: So moved.

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MR. WARD: Second.

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CHAIRMAN EWASUTYN: We have a

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motion by Ken Mennerich and a second

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by John Ward. Can I have a roll call

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vote starting with Dave Dominick?

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MR. DOMINICK: Aye.

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MS. DeLUCA: Aye.

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MR. MENNERICH: Aye.

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CHAIRMAN EWASUTYN: Aye.

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MS. CARVER: Aye.

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MR. WARD: Aye.

18

CHAIRMAN EWASUTYN: Okay. Can

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I have a motion to close the Planning

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Board meeting of the 15th of

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January 2026?

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MS. DeLUCA: So moved.

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MS. CARVER: Second.

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CHAIRMAN EWASUTYN: We have a

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motion by Stephanie DeLuca and a

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second by Lisa Carver. Can I have a
roll call vote starting with Dave
Dominick?

MR. DOMINICK: Aye.

MS. DeLUCA: Aye.

MR. MENNERICH: Aye.

CHAIRMAN EWASUTYN: Aye.

MS. CARVER: Aye.

MR. WARD: Aye.

(Time noted 7:29 p.m.)

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