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

-----X

In the Matter of

BRITAIN WOODS
(22-17)

442 Little Britain Road (NYS Route 207)
Section 97, Block 1, Lot 32.1, 32.2, 32.3 &
40.1
Zone R-3

-----X

ACKNOWLEDGEMENT - RECEIPT OF FEIS
MULTI-FAMILY SITE PLAN
258 UNITS

Date: February 19, 2026
Time: 7:00 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

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

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

APPLICANT'S REPRESENTATIVE:
Zack Sapo, Engineering & Surveying
Properties, PC

-----X

VICTORIA CHUMAS ARIAS
Court Reporter, CopyCAT Court Reporting

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CHAIRMAN EWASUTYN: Good evening, ladies and gentleman. The Town of Newburgh Planning Board would like to welcome you to February 19, 2026. This evening we have four agenda items. We did have notice that on the Board business we would have an executive session for discussion of pending litigation. That's off the table this evening, and it will be noticed the next time we decide to host it.

At this time, we'll call the meeting to order with a roll call vote.

MR. DOMINICK: Present.

MS. DeLUCA: Present.

MR. MENNERICH: Present.

CHAIRMAN EWASUTYN: Present.

MR. BROWNE: Present.

MR. WARD: Present.

MR. CORDISCO: Dominic Cordisco, Planning Board attorney.

MS. CHUMAS ARIAS: Victoria

Britain Woods

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Chumas Arias, court stenographer.

3

MR. HINES: Pat Hines with MHE

4

Engineering.

5

MR. CAMPBELL: Jim Campbell,

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Town of Newburgh Code Compliance.

7

CHAIRMAN EWASUTYN: At this

8

time, I will turn the meeting over to

9

John Ward.

10

MR. WARD: Please stand to say

11

the Pledge.

12

(The Pledge of Allegiance was

13

recited.)

14

MR. WARD: Please turn down

15

your phones or turn them off. Thank

16

you.

17

CHAIRMAN EWASUTYN: The first

18

item on the agenda is Britain Woods,

19

project number 22-17. It's an

20

acknowledgement of a receipt a FEIS

21

for a multi-family site plan,

22

258 units, located on Little Britain

23

Road and 207, in an R-3 zone. And

24

it's being represented by Zack Sapo

25

with Engineering & Surveying

COPYCAT COURT REPORTING

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2 Properties. Zack?

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MR. SAPO: Good evening. It's been a while since we've been in front of the Board from Britain Woods. Through the process of detailing the DEC's new regulations for wetlands, we have submitted to the DEC for their input, it took a while for us to get any feedback. So, that's why we haven't been in front of the Board in a while. We were working through the regulations, and we have revised the plan to address any DEC new wetland regulations.

That's pretty much it. I'm here to answer any questions the Board may have regarding this submission, but I am just here for the acknowledgement.

CHAIRMAN EWASUTYN: Questions from Board members? Dave Dominick?

MR. DOMINICK: Nothing at this time.

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CHAIRMAN EWASUTYN: Stephanie DeLuca?

MS. DeLUCA: Nothing right now.

CHAIRMAN EWASUTYN: Ken?

MR. MENNERICH: Nothing at this time.

CHAIRMAN EWASUTYN: I think no.

MR. BROWNE: Nope, we're good.

MR. WARD: Nothing at this time.

CHAIRMAN EWASUTYN: Jim Campbell, Code Compliance?

MR. CAMPBELL: No comment.

CHAIRMAN EWASUTYN: Pat Hines at MHE?

MR. HINES: We have no comments. As was stated, the applicant submitted an initial final environmental impact statement. That document will be reviewed by the consultants and the Board as to whether it's acceptable or not. This document becomes the Board's document. The applicant submitted

1
2 the first draft environmental impact
3 statement. The Board was provided
4 with just the narrative reports, and
5 the consultants received rather
6 voluminous complete sets of the FEIS,
7 which we will review for completeness
8 and respond to any of the issues in
9 the document.

10 Again, it's the Board's
11 document. It needs to be written as
12 if the Board wrote it, not the
13 applicant. We noted in the work
14 session there's a couple places that
15 identify opinions of the consultants,
16 and that's not appropriate in that
17 document. So, we are recommending
18 that the project be rescheduled for a
19 month out so that you can receive
20 consultant comments on the document.

21 CHAIRMAN EWASUTYN: Dominic
22 Cordisco, Planning Board attorney for
23 the conversation on SEQRA.

24 MR. CORDISCO: Yes, that would
25 be an appropriate step. At this

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point, the proposed FEIS has been submitted. And unlike a DEIS, which is an applicant -- the work product of the applicant and their viewpoints regarding the project and its environmental impact, the FEIS, once it is finished, becomes the Board's adopted document. And it is the Board's response to comments and concerns regarding the project.

So, there are no particular timeframes that are associated with the document itself, but scheduling it one month out given the volume of materials received will give the Board's consultants an opportunity to review it and provide comments to the Board, as well as give additional time to the Board members themselves, so that they can have a discussion regarding the document and what changes are necessary to further align it with the Board's own views of the overall project.

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CHAIRMAN EWASUTYN: For the benefits of the Planning Board, could someone give us the date of a month out to schedule the further discussion of the FEIS?

MR. CORDISCO: That would be Thursday, March 19th, sir.

CHAIRMAN EWASUTYN: Thank you. Could someone move for a motion to set March 19th for further discussion on the FEIS for Britain Woods, project number 22-17?

MR. DOMINICK: So moved.

Ms. DeLUCA: Second.

CHAIRMAN EWASUTYN: I have a motion by Dave Dominick. I have a second by Stephanie DeLuca. Can I have a roll call vote starting with John Ward?

MR. WARD: Aye.

MR. BROWNE: Aye.

CHAIRMAN EWASUTYN: Aye.

MR. MENNERICH: Aye.

MS. DeLUCA: Aye.

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MR. DOMINICK: Aye.

CHAIRMAN EWASUTYN: Motion
granted.

MR. SAPO: Thank you so much.

(Time noted 7:05 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 4th day of March 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

223 SOUTH PLANK ROAD, LLC
(26-05)

223 South Plank Road
Section 61, Block 1, Lot 16
Zone B

-----X

INITIAL APPEARANCE / SITE PLAN

Date: February 19, 2026
Time: 7:05 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

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

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

APPLICANT'S REPRESENTATIVE:
Darren C. Doce, P.E.

-----X

VICTORIA CHUMAS ARIAS
Court Reporter, CopyCAT Court Reporting

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CHAIRMAN EWASUTYN: Our second item of business this evening is 223 South Plank Road LLC, project number 26-05. It's an initial appearance for a site plan. I repeat myself, it is located on 223 South Plank Road in a B zone, and it's represented by Darren Doce.

MR. DOCE: Good evening. The parcel is an 8,400-square-foot parcel. It contains an existing 1,100-square-foot building. It's being used commercially. My client purchased the property in 2003, believing he was purchasing a commercial -- a property approved for commercial use. He's recently found out through the Code Compliance Department that they consider this a residential property. And they asked him to come to the Planning Board to get it approved as a commercial use property.

Everything on the parcel is

1
2 existing. There is no improvements
3 proposed. And there is a section in
4 the zoning that I believe allows the
5 Planning Board to approve this
6 because it's less than
7 25,000-square-foot building without
8 full Planning Board review. That's
9 what we are requesting tonight.

10 I do note that there are four,
11 I believe four, existing
12 non-conformities as per the bulk
13 regulations, lot area, lot width, and
14 side yards.

15 CHAIRMAN EWASUTYN: Pat,
16 Dominic, who wants to speak on the
17 code that will allow the Planning
18 Board to waiver the site plan
19 process?

20 MR. HINES: The Zoning Code
21 section 185.56(B) has a specific
22 exception for review. The code goes
23 on to state why the Planning Board
24 should review site plans, but it has
25 except that for buildings under

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25,000 square feet, it shall be the Planning Board's determination as to whether or not review by the Planning Board is required. Such a determination shall be made by resolution of the Planning Board at a meeting or work session acting under provisions of the New York State Town Law.

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So, the Board, we have -- I gave the Board at work session a couple of examples where this has been used in the past under similar circumstances where there is no physical change to the project areas, the size of building met was under the 25,000 square feet, and it seems that it would be appropriate here to utilize that waiver, as there is no proposed improvements. The building has been utilized in its current form as a commercial structure for many years, so it would be up to the Board to determine whether or not they wish

1

2 to grant the waiver of the site plan
3 review under that code section.

4 CHAIRMAN EWASUTYN: Question,
5 do we act on granting the waiver as
6 it is before us this evening, or do
7 we wait for them to come back from
8 the Zoning Board of Appeals?
9 Procedurally, I'm asking.

10 MR. CORDISCO: They actually
11 would not need to go to the Zoning
12 Board of Appeals if the Board waived
13 site plan review because there would
14 be no action before the Town at this
15 point.

16 CHAIRMAN EWASUTYN: So, would
17 someone give us the verbiage for
18 moving for an approval and
19 resolution?

20 MR. CORDISCO: So, this would
21 be to acknowledge, pursuant to
22 Section 185.10, that the Board is
23 authorizing a waiver of site plan
24 approval for the change in use from
25 residential structure to a commercial

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structure, given the fact that the

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building has been used for commercial

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structure for quite some time, and no

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exterior improvements are being

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proposed.

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CHAIRMAN EWASUTYN: Questions

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from Board members?

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MR. BROWNE: Just a comment,

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through the discussion that we had

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during work session, that I

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personally am in concurrence about

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the waiver.

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CHAIRMAN EWASUTYN: Having

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heard from Planning Board attorney,

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Dominic Cordisco in reference to

17

Section 185-10 for the Planning Board

18

to be able to grant a waiver for 223

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South Plank Road, LLC for the site

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plan, would someone move for that

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motion?

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MR. WARD: So moved.

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MR. BROWNE: Second.

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CHAIRMAN EWASUTYN: We have a

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motion by John Ward. We have a

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second by Cliff Browne. Can I please

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have a roll call vote starting with

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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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MR. BROWNE: Aye.

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MR. WARD: Aye.

11

MR. DOCE: Just a question.

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And this does not need variances at

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all?

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MR. HINES: Correct.

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MR. CAMPBELL: They will need

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the building permits to do the

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conversion.

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MR. DOCE: Yeah. I spoke to

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Joe, and he said, yeah, they would

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have to come in for building permits.

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But no variances, as I understand.

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MR. CORDISCO: That's correct.

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You will need the building

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permits for the Certificate of

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Occupancy for the structure.

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CHAIRMAN EWASUTYN: We will discuss and work on 30 days forward the release of the balance of the escrow money in the account.

MR. DOCE: Thank you.

(Time noted 7:11 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 3rd day of March 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

ROCKET SUBDIVISION
(25-08)

397 Candlestick Road
Section 6, Block 1, Lot 59
Zone AR

-----X

FOUR-LOT SUBDIVISION

Date: February 19, 2026
Time: 7:11 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

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

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

APPLICANT'S REPRESENTATIVE:
Jonathan N. Millen, PLS, ACES

-----X

VICTORIA CHUMAS ARIAS
Court Reporter, CopyCAT Court Reporting

Rocket Subdivision

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CHAIRMAN EWASUTYN: Our third item of business is Rocket Subdivision, project number 25-07 [Sic (25-08)]. It's a four-lot subdivision located on 397 Candlestick Road in an AR zone. It is been represented by Jonathan Millen of ACES, A-C-E-S. Jonathan?

MR. MILLEN: Good evening. So, we have attempted to address correctly the last seven comments by the Town, and I believe that we have. The one item that we are waiting on is the dedication document from the lawyer for the driveway, which we anticipate forwarding sometime early next week.

Other than that, I believe that we have addressed all of the comments by the Town.

CHAIRMAN EWASUTYN: Jim Campbell, Code Compliance?

MR. CAMPBELL: All of my comments have been addressed.

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CHAIRMAN EWASUTYN: Pat Hines
of MHE?

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MR. HINES: As Jonathan just
mentioned, there's some cleanup
comments. We need a final sign-off
from the highway superintendent.
There are some legal issues that will
need to be addressed between now and
any final approvals regarding the
dedication of the roadway, the common
driveway access and maintenance
agreements. I am requesting that the
project do receive coverage under the
storm water permit. You are .0014
away from the one acre based on your
calculation, which is probably the
thickest of the line you used. So,
that leaves just an erosion and
sediment control plan, which you
have, and you need to gain coverage
under that.

23

MR. MILLEN: Right.

24

25

MR. HINES: I appreciate you
widening the strip for the driveway.

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We had mentioned in the previous

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comments it was very narrow, so that

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strip has been widened by 10 feet to

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allow the driveway to be constructed

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for proposed lot two.

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And we are suggesting the

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Planning Board can schedule this for

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a public hearing at the next

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available date, which I believe is

11

the 19th of March.

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CHAIRMAN EWASUTYN: Questions

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from Board members? Dave Dominick?

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MR. DOMINICK: Nothing further.

15

Thanks for your due diligence.

16

MS. DeLUCA: Nothing further.

17

MR. MENNERICH: Nothing.

18

CHAIRMAN EWASUTYN: I think

19

nothing.

20

MR. BROWNE: Nothing.

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MR. WARD: No, nothing.

22

CHAIRMAN EWASUTYN: Can I have

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a motion from the Board, please, to

24

set Rocket Subdivision, project

25

number 25-07 [Sic (25-08)] for a

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public hearing on a four-lot

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subdivision and schedule that for the

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19th of March?

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MR. DOMINICK: So moved.

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MS. DeLUCA: Second.

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CHAIRMAN EWASUTYN: We have

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motion by Dave Dominick and a second

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by Stephanie DeLuca. May I please

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have a role call vote starting with

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John Ward?

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MR. WARD: Aye.

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MR. BROWNE: Aye.

14

CHAIRMAN EWASUTYN: Aye.

15

MR. MENNERICH: Aye.

16

MS. DeLUCA: Aye.

17

MR. DOMINICK: Aye.

18

CHAIRMAN EWASUTYN: Thank you.

19

MR. MILLEN: Thank you. Enjoy

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your evening.

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(Time noted 7:15 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 4th day of March 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

SUBDIVISION OF LANDS OF MSM TR
(26-06)

68 Chapel Road
Section 14, Block 1, Lot 73
Zone R-2

-----X

INITIAL APPEARANCE / CLEARING & GRADING

Date: February 19, 2026
Time: 7:16 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

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

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

APPLICANT'S REPRESENTATIVE:
Ryan Smithem, EIT,
MNTM Engineering & Land Surveying, P.C

-----X

VICTORIA CHUMAS ARIAS
Court Reporter, CopyCAT Court Reporting

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CHAIRMAN EWASUTYN: Our fourth item and last item of business this evening is the Subdivision of Lands of MSM TR project 26-07 [SIC (26-06)]. It's an initial appearance for a clearing and grading and subdivision. It's located on 68 Chapel Road in a R-2 zone. And it's being represented by...

MR. SMITHEM: Ryan Smithem.

CHAIRMAN EWASUTYN: Do you have a business card for the stenographer? Can we start by giving her your business card?

MR. SMITHEM: Yes. Sure.

So, just to give a brief overview, the project set is located on the eastern side of Chapel Road just south of of the Leptondale Bible Church facility. The project site contains six and a quarter acres, located in the R-2 zoning district. The boundary of the zoning district between the R-2 and RR is located

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along the easterly bounds of the property. There is an existing dwelling on the property that is certified sewer disposal system and an existing water service. There is also an existing garage. The areas around the existing dwelling are generally manicured lawn, and the remainder of the lot is wooded.

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So, there's four total proposed dwellings. They are each going to be served by individual sewer disposal systems, and then individual water services connecting to the water main that runs underneath Chapel Road.

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To keep the curb cuts down and to keep some of the grading down, lots one and two will be served by a common driveway entrance. And then, lots three and four will be served by their common driveway entrance. This, like I said, will help keep the grading down and also facilitate better sight distances as there is a

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high point right here that would

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restrict it otherwise for anything in

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the middle here.

5

We are -- our forester has been

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out to the site and is doing a tree

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survey. We will be preparing that

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and submitting it to the Board as

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soon as it's available, but we wanted

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to get some initial comments from the

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Board. And I'm here to answer any

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questions.

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CHAIRMAN EWASUTYN: John Ward,

14

any questions?

15

MR. WARD: Not right now.

16

CHAIRMAN EWASUTYN: Cliff

17

Browne?

18

MR. BROWNE: Not right now.

19

Thank you.

20

CHAIRMAN EWASUTYN: No comment.

21

Ken Mennerich?

22

MR. MENNERICH: No comments.

23

MS. DeLUCA: Nothing now.

24

MR. DOMINICK: Nothing further.

25

CHAIRMAN EWASUTYN: Jim

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Campbell, Code Compliance?

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MR. CAMPBELL: I have just a couple comments. On lot two, being that the front of the house is so close to the front yard setback, is there any proposed decks or anything?

MR. SMITHEM: There is no proposed decks.

MR. CAMPBELL: And then, the same thing for the rear yards for lots for three and four?

MR. SMITHEM: Three, obviously, it's a little bit tight. There is going to be nothing proposed. Four, we cocked four a little bit, so there is an area for a smaller deck on this far side. Thank you.

MS. CAMPBELL: That's all I have.

CHAIRMAN EWASUTYN: Pat Hines at MHE?

MR. HINES: Just following up off Jim's comment. Typically, for lots that are proposed at the setback

1
2 lines, we require a note stating that
3 a stake out of the foundation needs
4 to be submitted to the Building
5 Department to make sure that we don't
6 create variance issues as you are
7 constructing.

8 MR. SMITHEM: Absolutely.

9 MR. HINES: This is an initial
10 appearance before the Board.
11 Adjoiners' notices have to be sent
12 out. I'll coordinate with Ryan to
13 have that done.

14 The EAF, because of the
15 proximity to Chadwick Lake,
16 identified the project in the Town's
17 critical environmental area. It is
18 not in the critical environmental
19 area, and I provided the Board with
20 that mapping to show that.

21 The project is a five-lot
22 subdivision, creating five lots less
23 than five acres, so on the septic
24 systems are going to go to Orange
25 County Health Department for approval

1

2

and realty subdivision.

3

4

We need Highway Department's signoff for the driveway locations.

5

6

A storm water pollution prevention plan is required for the residential project, so erosion sediment control

7

8

plan and coverage under the DEC

9

permit.

10

11

There is a strip for highway purposes proposed. Those documents need to be reviewed by Mark Taylor at the Town attorney's office. And I just want to confirm that the lot areas have that area subtracted from them. I don't know if they do or not yet.

12

13

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MR. SMITHEM: I will reconfirm.

19

20

MR. HINES: But that would be need to be confirmed.

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As you mentioned, the shared driveways will require maintenance agreements. The tree preservation plan will be forthcoming. There's a reference to note eight, and I

1
2 couldn't find note eight, but you can
3 clarify that. And we're suggesting
4 the Board could declare its intent
5 for lead agency and circulate that at
6 this time, as there are other
7 involved agencies.

8 CHAIRMAN EWASUTYN: Thank you.
9 Dominic Cordisco, Planning Board
10 attorney?

11 MR. CORDISCO: At this point,
12 the Board could circulate for lead
13 agency and also authorize the
14 adjoiners' notices.

15 CHAIRMAN EWASUTYN: Okay.
16 Would someone move for a motion to
17 declare lead agency for the project
18 before us there evening, which is the
19 subdivision of lands of MSM TR,
20 project number 26-07 [Sic (26-06)]?

21 MR. MENNERICH: Intent.

22 CHAIRMAN EWASUTYN: Intent for
23 lead agency.

24 MR. CORDISCO: You're declaring
25 your intent.

Subdivision of Lands of MSM TR

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2

MR. BROWNE: So moved.

3

MR. WARD: Second.

4

5

CHAIRMAN EWASUTYN: I have a motion from Cliff brown. And a

6

second --

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MR. WARD: John.

8

CHAIRMAN EWASUTYN: John Ward.

9

Can I have a roll call vote starting

10

with Dave Dominick?

11

MR. DOMINICK: Aye.

12

MS. DeLUCA: Aye.

13

MR. MENNERICH: Aye.

14

CHAIRMAN EWASUTYN: Aye.

15

MR. BROWNE: Aye.

16

MR. WARD: Aye.

17

CHAIRMAN EWASUTYN: Noted on

18

the agenda for Board business, we

19

have listed the executive session for

20

for discussion of pending litigation.

21

Let the records show that the

22

Planning Board table that discussion

23

this evening and will at a later date

24

address it.

25

So, you do you want to close

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the meeting? Can I have a motion to close the Planning Board work session [Sic (Meeting)] of February 19, 2026?

MS. DeLUCA: So moved.

MR. MENNERICH: Second.

CHAIRMAN EWASUTYN: I have a motion by Stephanie DeLuca. I have a second by Ken Mennerich. Can I have a roll call vote starting with Dave Dominick?

MR. DOMINICK: Aye.

MS. DeLUCA: Aye.

MR. MENNERICH: Aye.

CHAIRMAN EWASUTYN: Aye.

MR. BROWNE: Aye.

MR. WARD: Aye.

(Time noted 7:23 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 4th day of March 2026.



VICTORIA CHUMAS ARIAS