

#5A

TOWN OF NEWBURGH

AUDIT # 6

23 

DATE: March 22, 2026

TOTAL OF ALL PAYMENTS: \$ 1,163,501.54

To Mr. Gilbert Piaquadio and Town Board:

I certify that the invoices contained within this package of \$ 1,163,501.54 plus the paid prior audit of \$ - 0.00 were audited by the Town Board on the above date and allowed in the amount shown above. You are authorized and directed to pay each of the claimants the amounts opposite their names.

Dated: March 23, 2026

Town Clerk Office

Town Board:



TOWN OF NEWBURGH

1496 Route 300, Newburgh, New York 12550

#5B

RONALD E. CLUM, CPA
ACCOUNTANT

845-564-5220

Fax: 845-566-9461

E-Mail: rclumaccountant@townofnewburgh.org

**To: Gil Piaquadio, Town Supervisor and
Members of the Town Board**

From: Ronald E. Clum, Town Accountant

Date: March 9, 2026

Re: Increasing 2025 Adopted Budget/Appropriated Fund Balance

Upon settling and signing the Consent Judgement Decree in regards to the Voting Rights Act of New York State I am looking for a authorization to appropriate \$1.5 million dollars of fund balance and increasing the expenditure line, A.1420.5403, Legal-Litigation Defense in order to accrue this expense into the 2025 General Fund expenditures.

Thank you in advance.

If you have any questions or concerns, please feel free to me.



NEWBURGH TOWN COURT
311 ROUTE 32
NEWBURGH, NEW YORK 12550

TELEPHONE (845) 564-7165
FACSIMILE (845) 564-7171

HON. JUDE T. MARTINI
TOWN JUSTICE

SAZIYE MUSTAFA
COURT CLERK TO TOWN JUSTICE

MEMORANDUM

TO: Gil Piaquadio, Town Supervisor

FROM: Hon. Jude T. Martini thru
Saziye Mustafa, Court Clerk

DATE: March 11, 2026

SUBJECT: Unclaimed Overpayment

Please find attached a check for the following items:

From Fine Account: Check # 0351

<u>Check No.</u>	<u>Date Issued</u>	<u>Pay to the Order of:</u>	<u>Docket No.</u>	<u>Description</u>	<u>Amount</u>
0340	6/16/2025	Destiny Porter	25040342	Never Cleared	\$1.00

After six (6) years, unclaimed cash becomes the property of the municipality.

If you have any questions or need additional information, please feel free to contact me directly.

Attachment

cc: Ronald Crum, Town Accountant

HOLD TO LIGHT TO VIEW WATERMARK IN PAPER - HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT - DETECTION AREA REVEALS A LOCK WHEN TESTED

0351

JUDE T. MARTINI, TOWN JUSTICE
FINE ACCOUNT-TOWN OF NEWBURGH

311 ROUTE 32
NEWBURGH, NY 12550

DATE 3/11/26

10-4-220

PAY
TO THE
ORDER OF

Town of Newburgh Supervisor

One

00/100

\$ 1. ⁰⁰/₁₀₀

DOLLARS

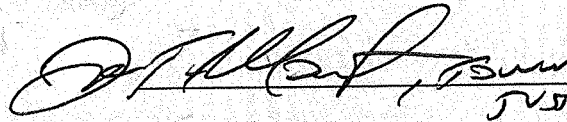
 **M&T Bank**

Newburgh Plaza Office

FOR Unclaimed Overpayment

Destiny Porter

25040342


JUSTICE

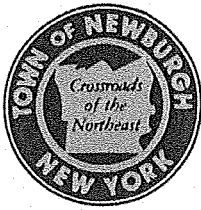


⑈000351⑈ ⑈031000010⑈

⑈031000010⑈

Details on back

Security Features



TOWN OF NEWBURGH

1496 Route 300, Newburgh, New York 12550

#7A

PERSONNEL DEPT.

PH: 845-566-7785
Fax: 845-564-2170

To: Supervisor Piaquadio
Town Board Members

From: Eileen P Rose, HR Manager

Date: March 13, 2026

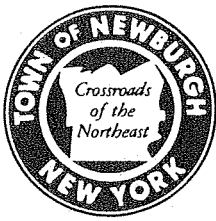
Re: Recreation Aide Positions and Recreation Laborer Position

Please see attached the recommendation from James Presutti, Commissioner
to hire the following for the current openings in the Recreation Department:

Luke Barnes for part-time Laborer, Timothy Fisher for part-time Recreation Aide,
Dylan Krumphole for full-time Recreation Aide, Monique Morano for part-time
Recreation Aide and Carilin Wallace for full-time Recreation Aide.

They will need to complete their paperwork, finger prints, physical and drug/alcohol
testing. The proposed date to start is April 6, 2026 pending approval from Orange
County Human Resources.

Thank you in advance.



TOWN OF NEWBURGH RECREATION DEPARTMENT

311 ROUTE 32, NEWBURGH, NY 12550

Jim Presutti

Commissioner of Parks, Recreation & Conservation

845-564-7815

FAX: 845-564-7827

TO: Gil Piaquadio, Supervisor
Town Board Members

CC: Charlene Black/Eileen Rose, Personnel

FROM: Jim Presutti, Commissioner

DATE: March 12, 2026

RE: Request to Hire for Recreation Department

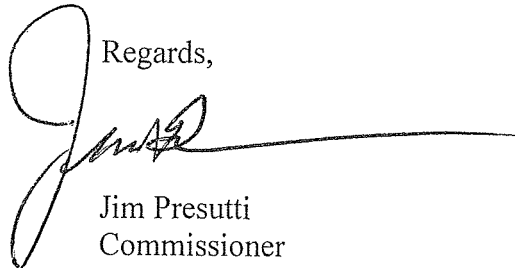
We are requesting your approval to hire the following persons for the current openings in the Recreation Department.

<u>NAME</u>	<u>POSITION</u>	<u>PAY RATE</u>
Luke Barnes	P/T Laborer	\$20.00
Timothy Fisher	P/T Recreation Aide	\$20.00
Dylan Krumphole	F/T Recreation Aide	\$23.17
Monique Morano	P/T Recreation Aide	\$20.00
Carilin Wallace	F/T Recreation Aide	\$23.17

These positions are currently funded in the 2026 budget. The start date for these positions will be on or after April 13th.

Thank you for your consideration.

Regards,



Jim Presutti
Commissioner

TOWN OF NEWBURGH

EMPLOYMENT REQUEST FORM

To: Personnel Department

NAME OF CANDIDATE: LUKE BARNES

DEPARTMENT: RECREATION

TITLE OF POSITION: LABORER

FULL TIME OR PART TIME: PART TIME

HOURLY RATE: \$20.00

IS POSITION FUNDED IN CURRENT BUDGET: ☒ YES OR NO ☐

FUND APPROPRIATION NUMBER: A 7110. 5100

PROPOSED HIRE DATE: ON OR AFTER 4/13/26

NOTE: CANDIDATE CANNOT BEGIN WORK WITHOUT PRE-EMPLOYMENT PHYSICAL AND COMPLETION OF ALL REQUIRED PAPERWORK.


DEPARTMENT HEAD SIGNATURE

3/12/26
DATE

ORIGINAL APPLICATION SHOULD BE ON FILE IN THE PERSONNEL
DEPARTMENT

COPY TO ACCOUNTING DEPARTMENT
5-22-2017

TOWN OF NEWBURGH

EMPLOYMENT REQUEST FORM

To: Personnel Department

NAME OF CANDIDATE: TIMOTHY FISHER

DEPARTMENT: RECREATION

TITLE OF POSITION: RECREATION AIDE

FULL TIME OR PART TIME: PART TIME

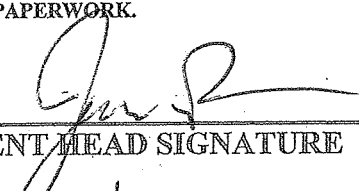
HOURLY RATE: \$ 20.00

IS POSITION FUNDED IN CURRENT BUDGET: ☒ YES OR NO ☐

FUND APPROPRIATION NUMBER: A7310.5100

PROPOSED HIRE DATE: ON OR AFTER 4/13/23

NOTE: CANDIDATE CANNOT BEGIN WORK WITHOUT PRE-EMPLOYMENT PHYSICAL AND COMPLETION OF ALL REQUIRED PAPERWORK.


DEPARTMENT HEAD SIGNATURE

3/14/24
DATE

ORIGINAL APPLICATION SHOULD BE ON FILE IN THE PERSONNEL
DEPARTMENT

COPY TO ACCOUNTING DEPARTMENT
5-22-2017

TOWN OF NEWBURGH

EMPLOYMENT REQUEST FORM

To: Personnel Department

NAME OF CANDIDATE: DYLAN KRUMPHOLE

DEPARTMENT: RECREATION

TITLE OF POSITION: RECREATION AIDE

FULL TIME OR PART TIME: FULL TIME

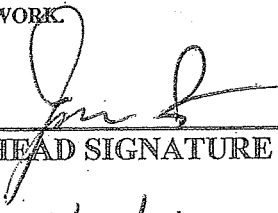
HOURLY RATE: \$ 23.17

IS POSITION FUNDED IN CURRENT BUDGET: ☒ YES OR NO ☐

FUND APPROPRIATION NUMBER: A7310.5100

PROPOSED HIRE DATE: ON OR AFTER 4/13/26

NOTE: CANDIDATE CANNOT BEGIN WORK WITHOUT PRE-EMPLOYMENT PHYSICAL AND COMPLETION OF ALL REQUIRED PAPERWORK.


DEPARTMENT HEAD SIGNATURE

3/12/26
DATE

ORIGINAL APPLICATION SHOULD BE ON FILE IN THE PERSONNEL
DEPARTMENT

COPY TO ACCOUNTING DEPARTMENT
5-22-2017

TOWN OF NEWBURGH

EMPLOYMENT REQUEST FORM

To: Personnel Department

NAME OF CANDIDATE: MONIQUE MORAND

DEPARTMENT: RECREATION

TITLE OF POSITION: RECREATION AIDE

FULL TIME OR PART TIME: PART TIME

HOURLY RATE: \$20.00

IS POSITION FUNDED IN CURRENT BUDGET: ☒ YES OR NO ☐

FUND APPROPRIATION NUMBER: A7310.5100

PROPOSED HIRE DATE: ON OR AFTER 4/13/26

NOTE: CANDIDATE CANNOT BEGIN WORK WITHOUT PRE-EMPLOYMENT PHYSICAL AND COMPLETION OF ALL REQUIRED PAPERWORK.


DEPARTMENT HEAD SIGNATURE

3/12/26
DATE

ORIGINAL APPLICATION SHOULD BE ON FILE IN THE PERSONNEL
DEPARTMENT

TOWN OF NEWBURGH

EMPLOYMENT REQUEST FORM

To: Personnel Department

NAME OF CANDIDATE: CARILIN WALLACE

DEPARTMENT: RECREATION

TITLE OF POSITION: RECREATION AIDE

FULL TIME OR PART TIME: FULL TIME

HOURLY RATE: \$23.17

IS POSITION FUNDED IN CURRENT BUDGET: ☒ YES OR NO ☐

FUND APPROPRIATION NUMBER: A 7310.5100

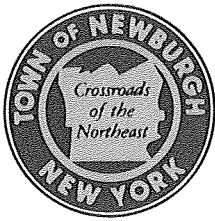
PROPOSED HIRE DATE: ON OR AFTER 4/13/26

NOTE: CANDIDATE CANNOT BEGIN WORK WITHOUT PRE-EMPLOYMENT PHYSICAL AND COMPLETION OF ALL REQUIRED PAPERWORK.


DEPARTMENT HEAD SIGNATURE

3/12/26
DATE

ORIGINAL APPLICATION SHOULD BE ON FILE IN THE PERSONNEL
DEPARTMENT



#7B
TOWN OF NEWBURGH RECREATION DEPARTMENT

311 ROUTE 32, NEWBURGH, NY 12550

Jim Presutti

Commissioner of Parks, Recreation & Conservation

845-564-7815

FAX: 845-564-7827

TO: Gil Piaquadio, Supervisor
Town Board Members

CC: Charlene Black/Eileen Rose, Personnel

FROM: Jim Presutti, Commissioner

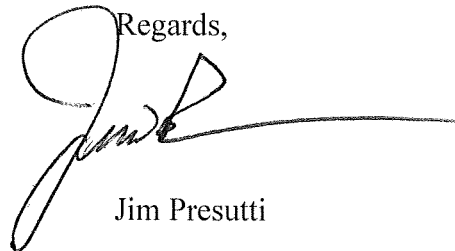
DATE: March 18, 2026

RE: Part Time Recreation Department Position

We are requesting your approval to begin the process to hire a part time Recreation Aide for the Desmond campus. The funds for this position are available in the 2026 Budget.

Thank you for your consideration.

Regards,



Jim Presutti



TOWN OF NEWBURGH

1496 Route 300, Newburgh, New York 12550

#7C

PERSONNEL DEPT.

PH: 845-566-7785
Fax: 845-564-2170

To: Supervisor Piaquadio
Town Board Members

From: Eileen P Rose, HR Manager

Date: March 19, 2026

Re: Full-time Park Attendant

Please see attached the recommendation from James Presutti, Commissioner, to fill the position of full-time Park Attendant with Michael Black. Mr. Black is currently is a part-time Laborer in the Recreation Department. He would only need to fill out full-time employee paperwork. He has been pre-approved from Orange County Human Resources. His salary will be \$25.00 per hour. The propose start date is March 30, 2026.

Thank you in advance.



TOWN OF NEWBURGH RECREATION DEPARTMENT

311 ROUTE 32, NEWBURGH, NY 12550

Jim Presutti

Commissioner of Parks, Recreation & Conservation

845-564-7815

FAX: 845-564-7827

TO: Gil Piaquadio, Supervisor
Town Board Members

CC: Charlene Black / Eileen Rose, Personnel

FROM: Jim Presutti, Commissioner

DATE: March 17, 2026

RE: Request to Hire F/T Park Attendant

We are requesting your approval to hire Mr. Michael Black as a full time Park Attendant in the Recreation Department. Mr. Black is currently employed in the Recreation Department as a part time Laborer.

Mr. Black will be hired at the rate of \$25.00/hour. The salary for this position is in the 2026 budget. Start date for this position will be on or after March 30th.

Thank you for your consideration.

Regards,

Jim Presutti
Commissioner

TOWN OF NEWBURGH

EMPLOYMENT REQUEST FORM

To: Personnel Department

NAME OF CANDIDATE: MICHAEL BLACK

DEPARTMENT: RECREATION

TITLE OF POSITION: PARK ATTENDANT

FULL TIME OR PART TIME: FULL TIME

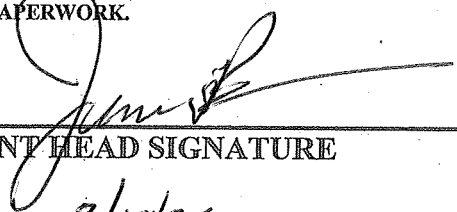
HOURLY RATE: 25.00

IS POSITION FUNDED IN CURRENT BUDGET: ☒ YES OR NO ☐

FUND APPROPRIATION NUMBER: A 7310.5100

PROPOSED HIRE DATE: ON OR AFTER 3/30/26

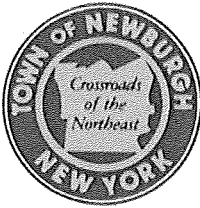
NOTE: CANDIDATE CANNOT BEGIN WORK WITHOUT PRE-EMPLOYMENT PHYSICAL AND COMPLETION OF ALL REQUIRED PAPERWORK.


DEPARTMENT HEAD SIGNATURE

3/18/26
DATE

ORIGINAL APPLICATION SHOULD BE ON FILE IN THE PERSONNEL
DEPARTMENT

COPY TO ACCOUNTING DEPARTMENT
5-22-2017



TOWN OF NEWBURGH

1496 Route 300, Newburgh, New York 12550

#7D

PERSONNEL DEPT.

PH: 845-566-7785
Fax: 845-564-2170

To: Supervisor Piaquadio
Town Board Members

From: Eileen P Rose, HR Manager

Date: March 19, 2026

Re: Full-time Laborer

Please see attached the recommendation from James Presutti, Commissioner, to fill the position of full-time Laborer. John Matthews showed an interest in the full-time position. He currently is a full-time Recreation Aide in the Recreation Department. He would need approval from Orange County Human Resources. His salary will be \$25.28 per hour per the CSEA contract Step 7. The propose start date is March 30, 2026.

Thank you in advance.



TOWN OF NEWBURGH RECREATION DEPARTMENT

311 ROUTE 32, NEWBURGH, NY 12550

Jim Presutti

Commissioner of Parks, Recreation & Conservation

845-564-7815

FAX: 845-564-7827

TO: Gil Piaquadio, Supervisor
Town Board Members

CC: Charlene Black / Eileen Rose, Personnel

FROM: Jim Presutti, Commissioner

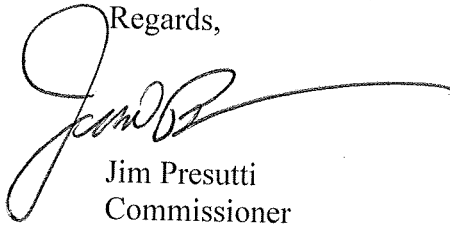
DATE: March 17, 2026

RE: Request to Hire F/T Laborer

We are requesting your approval to hire Mr. John Matthews as a full time Laborer in the Recreation Department. Mr. Matthews is currently employed in the Recreation Department as a full time Recreation Aide.

Mr. Matthews will be hired at the rate of \$25.28/hour. The salary for this position is in the 2026 budget. Start date for this position will be on or after March 30th.

Thank you for your consideration.

Regards,

Jim Presutti
Commissioner

TOWN OF NEWBURGH

EMPLOYMENT REQUEST FORM

To: Personnel Department

NAME OF CANDIDATE: JOHN MATTHEWS

DEPARTMENT: RECREATION

TITLE OF POSITION: LABORER

FULL TIME OR PART TIME: FULL TIME

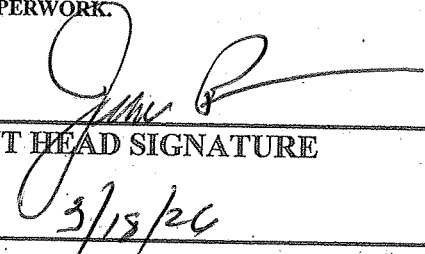
HOURLY RATE: \$25.28

IS POSITION FUNDED IN CURRENT BUDGET: ☒ YES OR NO ☐

FUND APPROPRIATION NUMBER: A7110.5100

PROPOSED HIRE DATE: ON OR AFTER 3/30/26

NOTE: CANDIDATE CANNOT BEGIN WORK WITHOUT PRE-EMPLOYMENT PHYSICAL AND COMPLETION OF ALL REQUIRED PAPERWORK.


DEPARTMENT HEAD SIGNATURE

3/18/26
DATE

ORIGINAL APPLICATION SHOULD BE ON FILE IN THE PERSONNEL
DEPARTMENT



TOWN OF NEWBURGH ANIMAL CONTROL & SHELTER

645 GIDNEY AVE. NEWBURGH, NY 12550

TEL: (845)561-3344

FAX: (845) 561-2220

To: Town Board

From: Tracey Carvell, Animal Control

Subject: Authorization to pay Vet Services Utilizing Account 5144

Date: 3-3-26

I am requesting authorization to pay for Vet service:

F.A.H.

*Totaling: \$ 140.55

Canine: \$ 140.55

Feline: \$

Other: \$

Town of Newburgh
 Tracy ACO
 645 Gidney Avenue
 Newburgh, New York 12550

#78569

Flannery Animal Hospital
 789 Little Britain Road
 New Windsor, NY 12553

9180

Space Below for City Use

Purchase Order		
Date Received		
Fund & Approp Charged	AMOUNT	
A0522 3510.448		
Verified		

Terms

Mar-26

Claimants Invoice #

Date	Invoice		Amount
3/3/2026	5356789774	2026-03-01 Furry Frenchie	\$52.95
3/3/2026	5356789776	2026-03-01 Hercules	\$ 87.60
			\$ 140.55

Allison Travis certify that the foregoing account in the amount of \$140.55 is true and correct, that the services and disbursements charged therein were rendered to or for the city of Newburgh on the dates stated, that no part thereof has been paid or satified and that the amount claimed is actually due.

3/3/26
 Date


 Authorized Signature & Title

Federal ID#

-----Space below for City use-----

Department Approval The above services or materials have been rendered or furnished to the City of newburgh and the charges are correct 3-3-26  Date Authorized Official	Approved for Payment I hereby approve this claim and order it paid from the appropriations indicated the above Date Comptroller or City Manager
---	--

COPY

**VCA Flannery Animal Hospital PC**

789 Little Britain Rd. | New Windsor, NY 12553 | (845) 565 - 7387

Flannery Animal Hospital | Date: **3/3/2026 at 08:43** | Invoice: **5356789774** | Cashier: **Allison T****Client****Town Of Newburgh Animal Control (#78569)**
Tracey ACO
645 Gidney Ave
Newburgh, NY 12550**Patient****2026-03-01 Furry Frenchie (#174573)**
Species: Canine (Bulldog, French)
Sex: Female Unknown | Color: Merle, Blue
Birth: 03/01/2025 | Age: 1y | Weight: 18 lb**Detailed Visit Information**

Date	Description	Qty	Price	Tax	Total Price
3/1/2026	Boarding Animal Control	1.00	\$52.95	\$0.00	\$52.95
3/2/2026	Boarding Go Home Day	1.00	\$0.00	\$0.00	\$0.00

Subtotal: **\$52.95****A Message from VCA**

Please note all prescription refill request require at least 24-hour notice. For home delivery, download the myVCA app.

Invoice Summary

Patient Name	Total Price	Total Tax	Total Due
2026-03-01 Furry Frenchie	\$52.95	\$0.00	\$52.95

Prev Balance:	\$452.25
Total Due:	\$52.95
Amount Paid:	\$0.00
Amount Due:	\$505.20

COPYFor information on how we collect and use information about you and your pet, and how you may opt-out of some uses, please see our Privacy Policy at vcahospitals.com/privacy-policy.

Thank you for trusting us with your pet's care. Your friends at VCA Flannery Animal Hospital PC.



VCA Flannery Animal Hospital PC
789 Little Britain Rd. | New Windsor, NY 12553 | (845) 565 - 7387

Dr. Longo | Date: 3/3/2026 at 08:52 | Invoice: 5356789776 | Cashier: Allison T

Client

Town Of Newburgh Animal Control (#78569)
Tracey ACO
645 Gidney Ave
Newburgh, NY 12550

Patient

2026-03-01 Hercules (#174574)
Species: Canine (Mixed Breed)
Sex: Male Intact | Color: Tri
Birth: | Age: | Weight: 67 lb

Detailed Visit Information

Date	Description	Qty	Price	Discount	Tax	Total Price
3/1/2026	Boarding Animal Control	1.00	\$52.95		\$0.00	\$52.95
3/2/2026	Boarding Go Home Day	1.00	\$0.00		\$0.00	\$0.00
	Rabies Vaccine 1yr Canine	1.00	\$69.30	-\$34.65	\$0.00	\$34.65
	Doctor Directed Visit	1.00	\$0.00		\$0.00	\$0.00

Subtotal: **\$87.60**

Discounts	Shelters/Rescue/PetStore	-\$34.65
-----------	--------------------------	----------

A Message from VCA

Please note all prescription refill request require at least 24-hour notice. For home delivery, download the myVCA app.

Invoice Summary

Patient Name	Total Price	Total Discount	Total Tax	Total Due
2026-03-01 Hercules	\$122.25	-\$34.65	\$0.00	\$87.60

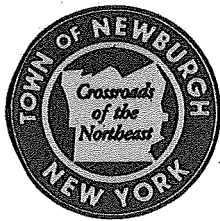
Prev Balance:	\$505.20
Total Due:	\$87.60
Amount Paid:	\$0.00
Amount Due:	\$592.80

COPY

For information on how we collect and use information about you and your pet, and how you may opt-out of some uses, please see our Privacy Policy at vcahospitals.com/privacy-policy.

Thank you for trusting us with your pet's care. Your friends at VCA Flannery Animal Hospital PC.

#9B



TOWN OF NEWBURGH POLICE DEPARTMENT

300 Gardnertown Road, Newburgh, New York 12550

Donald B. Campbell
Chief of Police

Phone: (845) 564-1100
Fax: (845) 564-1870

March 20, 2026

To: Newburgh Town Board

Cc: Eileen Rose, Charlene Black

From: Chief Donald B. Campbell

Subject: Part-Time Animal Shelter Helper

I am requesting permission to begin the search for Part-time Animal Shelter Hepler. The position is funded in the police department budget and has recently become vacant. Fund appropriation number 001-3510-0100.

Respectfully submitted,


Donald B. Campbell
Chief of Police

**TOWN OF NEWBURGH
TOWN ENGINEER**

MEMORANDUM

TO: J. Pedi, Receiver of Taxes
M. Taylor, Town Attorney

FROM: P. Hines, MHE Rep

DATE: 10 March 2026

RE: Air National Guard W.D.
2026 Water Usage Rate

The 2026 water usage rate for the Air National Guard Water District is calculated to be \$14.84 per thousand gallons.

Mark – Please prepare the necessary resolution for the next Town Board meeting.

*2026 Water District Budget/2025 Metered Water Consumption =

\$9,227,103.00/621,740.790 (1000 gallons) = \$14.84 /1000 gallons

If you have any questions or comments, I am available to discuss them with you.

Cc: G. Piaquadio, Supervisor
R. Clum, Town Accountant
Q. Mullarkey, MHE

#10B

TOWN OF NEWBURGH
TOWN ENGINEER

MEMORANDUM

TO: Gilbert Piaquadio, Town Supervisor and Town Board

FROM: Patrick J. Hines, MHE Rep *PH*

DATE: 19 March 2026

RE: Drainage District Maintenance 2026

The Town maintains ten drainage districts. The maintenance of the districts includes mowing and other ancillary maintenance. The maintenance of these districts is required to meet the 'post construction' maintenance requirement of the Town's NYSDEC MS4 permit.

The Town advertised for Bids in 2024 for the maintenance of the districts.

MTTJ was the sole bidder, the bid was for one year with pricing for 2025 and 2026.

MTTJ has performed the maintenance for the past seven years. We have not had any issues with the services provided. The cost proposal is broken down for each district as follows:

LOCATION	ESTIMATED QUANTITY	UNIT PRICE	EXTENDED PRICE
Amber Fields	10 ea.	\$ 60	\$ 600
Blue sky ⁽¹⁾⁽²⁾	20 ea.	\$ 395	\$7900
Candlestick Hill	10 ea.	\$ 198	\$1980
Chesterfield Court	20 ea.	\$ 180	\$3600
Cox	10 ea.	\$ 198	\$1980
Fini	10 ea.	\$ 595	\$5450
Mountain Lake ⁽¹⁾	20 ea.	\$ 185	\$3700
Orchard Ridge	10 ea.	\$ 185	\$1850
Pinnacle	10 ea.	\$ 335	\$3350
House of Labor ⁽³⁾	2 ea.	\$1725	\$3450

(1) Drainage District contains two Stormwater Management Ponds.

(2) Includes cutting all woody material with the detention ponds twice a year. Two Ponds exist.

(3) Brush hog twice annual during contract term.

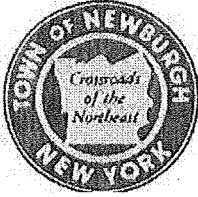
clerk

The annual cost is \$33,860 based on the estimated mowing schedule.

The Bid included an option for two additional years, 2025 and 2026. The Bid price for each of these years is the same as for 2024. The Town has the option to extend the bid annually for those years. We are requesting the Town award the 2026 Drainage District maintenance to MTTJ Property Maintenance.

The award of this bid requires Town Board action.

Cc: R. Clum, Town Accountant
M. Hall, Highway Superintendent
Q. Mullarkey, MHE



TOWN OF NEWBURGH

1496 Route 300, Newburgh, New York 12550

TO: Gilbert Piaquadio, Town Supervisor and Town Board

FROM: Patrick J. Hines, Representative, MHE Engineers

DATE: 19 March 2026

RE: Gardner Ridge (PB #02-29)
Off-Site Roadway Improvements Gardnertown Road / Creek Run Road Intersection

The subject project has conditional final approval from the Planning Board. A condition of approval is posting securities for off-site improvements for reconstruction of portions of Gardnertown Road/Creek Run Road intersection. The applicants' representative Engineering & Surveying Properties has prepared a cost estimate for the off-site and improvements required by the Planning Boards approval. The Town Highway Superintendent has previously reviewed the plans during the Planning Board process including field meetings with the applicants' representatives and Town Consultants. The cost estimate prepared by the applicants engineer identifies a cost of \$168,989.90. A 4% inspection fee is also required. The 4% fee equates to \$1,760.00. Establishment of the off-site roadway improvements and inspection fees requires Town Board action.

I am available to discuss this matter further, should you have any questions or require any additional information.

Cc: Mark Taylor, Town Attorney
John P. Ewasutyn, Chairman
Jerry Canfield, Code Compliance Supervisor
Ronald Clum, Town Accountant
Lisa Ayers, Town Clerk
Michael Weeks, PE, MHE



TOWN OF NEWBURGH

1496 Route 300, Newburgh, New York 12550

#10D

TO: Gilbert Piaquadio, Town Supervisor and Town Board

FROM: Patrick J. Hines, Representative, MHE Engineers

DATE: 18 March 2026

RE: Gardner Ridge (PB #02-29)
Stormwater Erosion and Sediment Control Securities

The applicants' representative Engineering & Surveying Properties have prepared an engineer's estimate of probable construction costs based on the conditionally approved site plans. A condition of approval in the Planning Boards resolution requires posting of erosion and sediment/control drainage securities. The engineers cost estimate attached identifies security in the amount of \$845,159.50. In addition to stormwater security is a stormwater inspection fee in compliance with the Town code is required. A 4% inspection fee equates to \$33,806.00. With the establishment of stormwater/erosion control securities and inspection fees for the project requires Town Board action.

I am available to discuss this matter further, should you have any questions or require any additional information.

Cc: Mark Taylor, Town Attorney
John P. Ewasutyn, Chairman
Jerry Canfield, Code Compliance Supervisor
Ronald Clum, Town Accountant
Lisa Ayers, Town Clerk
Michael Weeks, PE, MHE

**PRELIMINARY
BOND ESTIMATE (STORM)**

WO. NO. 2039.07	DATE 03/12/26	REVISED	SHEET 1	OF 1
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PROJECT TITLE

Gardner Ridge Apartments

LOCATION

Town of Newburgh

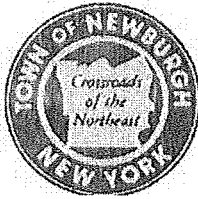
**CALCULATED BY
KW**

**APPROVED BY
RW**

REF DRAWING(S)

DWG LAST REV. XX/XX/XX

Description	Quantity Required	Unit	Unit Price	Total Price
Drainage (Private Improvements)				
Catch Basin	38	EA	\$4,888.00	\$185,744.00
Stormwater Manhole	1	EA	\$5,428.00	\$5,428.00
Stormwater Pond	5	EA	\$30,000.00	\$150,000.00
Stormwater Pipe (HDPE - 15")	695	LF	\$75.00	\$52,125.00
Stormwater Pipe (HDPE - 18")	760	LF	\$92.00	\$69,920.00
Stormwater Pipe (HDPE - 24")	1,246	LF	\$101.75	\$126,780.50
Stormwater Pipe (HDPE - 30")	162	LF	\$122.00	\$19,764.00
Stormwater Pipe (HDPE - 36")	60	LF	\$143.00	\$8,580.00
Stormwater Pipe (HDPE - 48")	85	LF	\$190.00	\$16,150.00
End Section (HDPE)	8	EA	\$815.00	\$6,520.00
Concrete Headwall	2	EA	\$8,280.00	\$16,560.00
Rip Rap Drainage Channel	360	LF	\$30.00	\$10,800.00
Clear and Grade	27,070	SY	\$1.20	\$32,484.00
Erosion Control	5.6	AC	\$4,340.00	\$24,304.00
Stormwater Ponds	4	EA	\$30,000.00	\$120,000.00
SUB TOTAL			<u>\$845,159.50</u>	



TOWN OF NEWBURGH

1496 Route 300, Newburgh, New York 12550

#10E

TO: Gilbert Piaquadio, Town Supervisor and Town Board

FROM: Patrick J. Hines, Representative, MHE Engineers

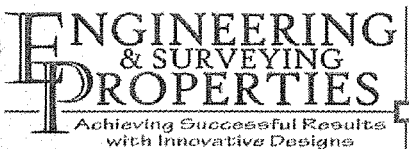
DATE: 18 March 2026

RE: Gardner Ridge (PB #02-29)
Landscape Security

The applicants' representative Engineering & Surveying Properties has provided a cost estimate for Landscape Security for the subject project. Landscape security is required as a condition by the Planning Board in its resolution of approval. The landscape security cost estimate provided (copy attached) identifies security in the amount of \$173,125.00. The landscape security notes the two-year warranty requirements for landscape plans. The project also requires a landscape inspection fee. The landscape inspection fee of \$4,000.00 must also be posted prior to the Planning Board stamping of plans. The establishment of landscape security and inspection fees requires Town Board action.

I am available to discuss this matter further, should you have any questions or require any additional information.

Cc: Mark Taylor, Town Attorney
John P. Ewasutyn, Chairman
Jerry Canfield, Code Compliance Supervisor
Ronald Clum, Town Accountant
Lisa Ayers, Town Clerk
Michael Weeks, PE, MHE

 ENGINEERING & SURVEYING PROPERTIES Achieving Successful Results with Innovative Designs		PRELIMINARY BOND ESTIMATE (PLANTS)				
		WO. NO. 2039.07	DATE 03/12/26	REVISED	SHEET 1	OF 1
PROJECT TITLE Gardner Ridge Apartments		LOCATION Town of Newburgh				
CALCULATED BY KW	APPROVED BY RW	REF DRAWING(S) DWG LAST REV. XX/XX/XX				
Description	Quantity Required	Unit	Unit Price	Total Price		
Landscaping (Private Improvements)						
Landscape Trees	287	EA	\$350.00	\$100,450.00		
Landscape Shrubs	533	EA	\$50.00	\$26,650.00		
Landscape Grasses & Flowers	285	EA	\$40.00	\$11,400.00		
			Subtotal	\$138,500.00		
Two (2) Year Warranty	25%			\$34,625.00		
			TOTAL	<u>\$173,125.00</u>		

#10F

Town of Newburgh

Section 75 Block 1 Lot 4.12

TOWN OF NEWBURGH

STORMWATER CONTROL FACILITY MAINTENANCE AGREEMENT

THIS AGREEMENT is made this ____ day of _____, 2026 by and between the **TOWN OF NEWBURGH**, having an address at 1496 Route 300, Newburgh, New York 12550 ("**Municipality**") and **GARDNER RIDGE OWNER, LLC**, having an address at 747 Chestnut Ridge Road, # 104, Spring Valley, New York 10977 (the "**Facility Owner**").

WHEREAS, the Municipality and the Facility Owner want to enter into an agreement to provide for the long-term maintenance and continuation of stormwater control measures approved by the Municipality for the below named project; and

WHEREAS, the Facility Owner is the owner of certain real property in the Town of Newburgh consisting of approximately +/- 23.3 acres more particularly described in Schedule "A" annexed hereto and made a part hereof (the "**Property**"); and

WHEREAS, the Municipality and the Facility Owner desire that the stormwater control measures be built in accordance with the approved project plans and thereafter be maintained, cleaned, repaired, replaced and continued in perpetuity in order to ensure optimum performance of the components.

NOW, THEREFORE, the Municipality and the Facility Owner agree as follows:

1. This agreement binds the Municipality and the Facility Owner, its successors and assigns to the maintenance provisions depicted in the approved project plans and Stormwater Pollution Prevention Plan which are on file with the Municipality's Stormwater Management Officer.
2. The Facility Owner shall maintain, clean, repair, replace and continue the stormwater control measures depicted on the approved project plans for the Facility known as Gardner Ridge on and about the Property, as necessary to ensure optimum performance of the measures to design specifications. The stormwater control measures shall include, but shall not be limited to, the following: drainage ditches, swales, dry wells, infiltrators, drop inlets, pipes, culverts, soil absorption devices and retention ponds and other stormwater practices identified in the Stormwater Pollution Prevention Plan (SWPPP) approved by the Municipality.
3. The Facility Owner shall be responsible for all expenses related to the maintenance of the stormwater control measures and shall establish a means for the collection and distribution of expenses among parties for any commonly owned facilities.
4. The Facility Owner shall provide for the periodic inspection of the stormwater control measures, not less than once a year, to determine the condition and integrity of the measures. Such inspection shall be performed by a Professional Engineer licensed by the State of New York. The inspecting engineer shall prepare and submit to the Municipality within 30 days of the inspection, a written report of the findings including recommendations for those actions necessary for the continuation of the stormwater control measures.

5. The Facility Owner shall not authorize, undertake or permit alteration, abandonment, modification or discontinuation of the stormwater control measures except in accordance with written approval of the Municipality. The obligations of the Facility Owner under Paragraphs 2, 3, 4 and 6 of this Agreement shall toll upon the completion of the establishment of a drainage district of the Municipality and the acceptance of the dedication of the stormwater control measures by the Municipality. The tolling period shall end upon the discontinuance or dissolution of the municipal drainage district.

6. The Facility Owner shall undertake necessary maintenance, repairs and replacement of the stormwater control measures at the direction of the Municipality or in accordance with the recommendations of the inspecting engineer.

7. The Facility Owner shall provide to the Municipality within 30 days of the date of this agreement, such security for the maintenance and continuation of the stormwater control measures as the Municipality may have required in its approval in the form acceptable to the Town Engineer and Town Attorney (a bond, letter of credit or escrow account).

8. This agreement shall be recorded in the Office of the County Clerk, County of Orange and shall be included in any offering plan and/or prospectus or lease. All rights, title and privileges herein granted, including all benefits and burdens, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors, assigns and legal representatives.

9. If ever the Municipality determines that the Facility Owner has failed to construct or maintain the stormwater control measures in accordance with the project plans or has failed to undertake corrective action specified by the Municipality or by the inspecting engineer, the Municipality is authorized to undertake such steps as reasonably necessary for the preservation, continuation or maintenance of the stormwater control measures and to affix the expenses thereof as a lien against the property. The Facility Owner shall reimburse the Municipality for all costs and expenses, including reasonable attorneys' fees, incurred in enforcing this Agreement and curing a violation.

10. This agreement is effective _____, 2026.

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the day and year first above written.

TOWN OF NEWBURGH

GARDNER RIDGE OWNERS, LLC

By: _____
Gilbert J. Piaquadio, Supervisor

By: _____
Name:
Title:

STATE OF NEW YORK:)
COUNTY OF ORANGE:)

On the _____ day of _____, in the year 2026 before me, the undersigned, personally appeared **GILBERT J. PIAQUADIO** personally known to me or proved to me on the basis of satisfactory evidence to be the individual (s) whose name (s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies), and that by his/her/their signature (s) on the instrument, the individual (s), or the person upon behalf of which the individual (s) acted, executed the instrument.

Notary Public

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

On the _____ day of _____, in the year 2026 before me, the undersigned, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual (s) whose name (s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies), and that by his/her/their signature (s) on the instrument, the individual (s), or the person upon behalf of which the individual (s) acted, executed the instrument.

Notary Public

SCHEDULE "A"

(Metes and Bounds)

#106

Town of Newburgh
Section 75 Block 1 Lot(s) 4.12

DECLARATION OF RESTRICTION

THIS DECLARATION OF RESTRICTION is made effective this ____ day of _____, 2026, by **GARDNER RIDGE OWNERS, LLC**, a New York limited liability company, with offices located at 747 Chestnut Ridge Road, # 104, Spring Valley, New York 10977 (hereinafter referred to as the “**Declarant**”).

WHEREAS, the Declarant is the owner of real property (the premises) situated on Gardnertown Road in the Town of Newburgh, County of Orange and State of New York, consisting of approximately 23.3 acres and shown on Tax Map Section 75, Block 1, Lot 4.12, (the “**Property**”); and,

WHEREAS, on January 22, 2024, the Town Board of the Town of Newburgh (the “**Town**”) authorized the Town Planning Board to modify the Town’s Zoning Code’s provisions on density pursuant to Town Code Section 185-48 so as to allow the approval of a site plan for the Property containing 144 housing units of which 36 housing units are required to be reserved as senior housing; and

WHEREAS, on September 5, 2024 the Town Planning Board adopted a Resolution of Conditional Site Plan Approval pursuant to which a Site Plan for the construction of 144 housing units on the Property of which 36 housing units are required to be reserved as senior housing in accordance with the requirements of Town Code Section 185-48 was conditionally approved; and

WHEREAS, applicants for developments containing senior housing approved pursuant to Town Code Section 185-48 are required to provide to the Town such satisfactory and appropriate undertakings, deed restrictions, easements or similar instruments as may be necessary to provide for and assure continued proper future maintenance and ownership responsibilities for all common areas, facilities and utilities within each stage of development or section thereof; and

WHEREAS, the Declarant wishes to establish a certain Deed Restriction in order to reserve and require the availability of 36 housing units as senior housing on the Property as

aforesaid and assure such continued proper future maintenance and ownership responsibilities to the Town; and

WHEREAS, it is the intention of Declarant to file this Declaration in the Orange County Clerk's Office and make the provisions of this Declaration binding upon the Declarant and future owners of the Property for the benefit of the Town.

NOW, THEREFORE, the Declarant declares as follows:

A. Declarant hereby declares that the Property is subject to the following restriction which is to run with the land and shall be binding on all the grantees, their distributees, successors and assigns:

1. The Property shall comprise and be constructed with thirty-six (36) housing units reserved as senior housing in accordance with the requirements of Town of Newburgh Code Section 185-48. Declarant hereby provides for and assures the Town that Declarant shall be responsible for continued and timely proper future maintenance, repair, replacement and ownership responsibilities for all "common areas", facilities and utilities serving the thirty-six (36) housing units of the Project reserved as senior housing in accordance with a reasonable standard of care. "Common areas" shall mean the lands and improvements that are designated for common use and enjoyment by occupants, tenants or owners of the thirty-six (36) housing units reserved as senior housing, including, without limitation, recreation facilities, outdoor space, driveways and parking areas, landscaping, fences, lobbies and stairs, as well as the utilities, systems, and improvements serving those facilities.

2. The Town may enforce this Declaration in law or equity, against any or all the owners of the Property or any part thereof. If there is a violation, or threatened violation, of this Declaration, the Town shall notify Declarant by written notice. Declarant shall, in the case of an existing violation, promptly cure the violation by (a) ceasing the violation or (b) restoring the Property to the condition before such violation, or (c) both, or, in the case of a threatened violation, refrain from the activity that would result in the violation. If a violation continues for more than 30 days after written notice is given, or at any time if the violation or a threatened violation threatens immediate and irreparable harm, the Town may seek immediate injunctive relief and all other available legal remedies, and if a violation is determined to have occurred, the

Declarant shall reimburse the Town for all costs and expenses, including reasonable attorneys fees, incurred in enforcing this Declaration and curing the violation. Failure to enforce any restriction or covenant herein contained shall in no event be deemed a waiver of a right to do so thereafter as to the same violation or breach or as to one occurring prior or subsequent thereto. The rights and remedies provided by this Declaration shall be cumulative, and the exercise of any one or more shall not preclude the exercise, or act as a waiver, of any other right or remedy hereunder, or which may exist at law, in equity or by statute. Declarant hereby waives any defense of laches, estoppel or prescription. The Town shall have no cause of action pursuant to this Declaration against Declarant for injury or damage to the Project which is beyond Declarant's control, including, without limitation, flood, fire, wind, storms, or earth movement, or from any prudent action taken by Declarant, under emergency conditions, to prevent, abate or mitigate significant injury to the Property or adjacent properties from such causes.

3. In the event any owner violates this restriction and legal action is brought to enforce said restriction then that owner shall be liable for attorney's fees in the minimum amount of \$5,000.00.

4. Invalidation of any provision of this Declaration by court judgment, order, statute or otherwise shall not affect any other provisions, which shall be and remain in force and effect.

5. The provisions of this Declaration shall run with the land in perpetuity and shall bind and be enforceable against Declarant and all future owners and any party entitled to possession or use of the Property or any portion thereof while such party is the owner or entitled to possession or use thereof. As used in this Declaration, the term "owner" includes the owner of any beneficial equity interest in the Property or any portion thereof; the term "Declarant" includes the Declarant, its heirs, successors and assigns, all future owners of all or any portion of the Premises, and any party entitled to possession or use thereof; and the term "Town" includes the Town and its successors and assigns. Notwithstanding the foregoing, upon a transfer of title to the entire Property and relinquishment of all other interests and rights of possession and use, Gardner Ridge Associates, LLC (Declarant herein) shall have no further responsibility or liability hereunder for acts done or conditions arising thereafter on or with respect to the Property. Declarant and future owners shall give written notice to the Town of each transfer of ownership or possession of the Property or any portion thereof, excluding rental or sale of housing units.

6. Declarant shall perform any further acts and execute and deliver any documents, including amendments to this Declaration, which may be reasonably necessary to carry out the provisions of this Declaration.

7. The Town and its duly authorized representatives shall have the right to enter the Property at reasonable times, in a reasonable manner, and where practicable, after giving notice, to inspect for compliance with the terms of this Declaration. The Town shall additionally have the right to examine rental and sale records at reasonable times, in a reasonable manner, after giving prior written notice, to ensure compliance with the terms of this Declaration, and to verify occupancy of each unit in accordance with the terms of this Declaration.

8. This Declaration shall not be modified without the prior written approval of the Town. If the Declarant or any successor or assign desires to modify this restriction then due application will be made to the Town Board of the Town, which shall have the right in its discretion to approve by resolution, a change, modification or deletion of this restriction as it may apply to the Property.

IN WITNESS WHEREOF, the Declarant has executed this instrument, intending that the same be recorded in the office of the Clerk of the County of Orange, Division of Land Records, on the day and date first above mentioned.

GARDNER RIDGE OWNERS, LLC

By: _____
Name: _____
Title _____

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

On the _____ day of _____, 2026 , before me, the undersigned, a notary public in and for said state, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity and that by his/her/their signature on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC