

1
2 STATE OF NEW YORK : COUNTY OF ORANGE
3 TOWN OF NEWBURGH PLANNING BOARD
4 - - - - - X
5 In the Matter of
6
7 ADS PROPERTIES - CAR WASH
8 (2021-04)
9
10 1295 Route 300
11 Section 95; Block 1; Lot 14.1
12 IB Zone
13
14 - - - - - X
15
16 PUBLIC HEARING
17 SPECIAL USE PERMIT - ARB FOR ELECTRONIC SIGNAGE
18
19 Date: September 18, 2025
20 Time: 7:00 p.m.
21 Place: Town of Newburgh
22 Town Hall
23 1496 Route 300
24 Newburgh, NY 12550
25
26 BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
27 KENNETH MENNERICH
28 CLIFFORD C. BROWNE
29 STEPHANIE DeLUCA
30 DAVID DOMINICK
31
32 ALSO PRESENT: DOMINIC CORDISCO, ESQ.
33 PATRICK HINES
34 JAMES CAMPBELL
35
36 APPLICANT'S REPRESENTATIVE: GRACE RUSESKAS
37
38 - - - - - X
39 MICHELLE L. CONERO
40 Court Reporter
41 845-541-4163
42 michelleconero@hotmail.com

2 CHAIRMAN EWASUTYN: Good evening,
3 ladies and gentlemen. The Town of
4 Newburgh Planning Board would like
5 to welcome you to the meeting of
6 September 18, 2025. We have four
7 agenda items and one Board business
8 item.

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

11 MR. DOMINICK: Present.

12 MS. DeLUCA: Present.

13 MR. MENNERICH: Present.

14 CHAIRMAN EWASUTYN: Present.

15 MR. BROWNE: Present.

16 MR. CORDISCO: Dominic Cordisco,
17 Planning Board Attorney.

18 MS. CONERO: Michelle Conero,
19 Stenographer.

20 MR. HINES: Pat Hines with MHE
21 Engineering.

22 MR. CAMPBELL: Jim Campbell with
23 the Town of Newburgh Code Compliance.

24 CHAIRMAN EWASUTYN: At this point
25 we'll turn the meeting over to Michelle

2 Conero.

3 MS. CONERO: Would everyone please
4 stand for the Pledge.

5 (Pledge of Allegiance.)

6 MS. CONERO: Please turn off your
7 cellphones or place them on silent.

8 CHAIRMAN EWASUTYN: The first item
9 of business is ADS Properties - Car Wash,
10 project number 21-04. It's here this
11 evening for a public hearing for a
12 special use permit for an electronic ARB
13 signage. It's located on Route 300 in an
14 IB Zone. It's being represented by Grace
15 Ruseskas.

16 At this point Ken Mennerich will
17 read the notice of hearing.

18 MR. MENNERICH: "Town of Newburgh
19 Planning Board notice of hearing. Please
20 take notice that the Planning Board of
21 the Town of Newburgh, Orange County,
22 New York will hold a public hearing
23 pursuant to Section 274-A of the New
24 York State Town Law and Chapter 185-57
25 Section K of the Town of Newburgh

2 Code on the application of ADS
3 Properties - Car Wash, project 2021-04.
4 The project proposes an amended site
5 plan/special use permit for the
6 installation of an electronic sign
7 at a proposed car wash facility.
8 Electronic signs are permitted as a
9 special use in compliance with
10 Section 185-14P, Electronic and
11 Illuminated Signs. The electronic
12 sign will be located in the vicinity
13 of the property frontage along Route
14 300. The project is located in the
15 Town's IB Zoning District. The
16 project is designated on Town Tax
17 Maps as Section 95, Block 1, Lot 14.1.
18 A public hearing will be held on the
19 18th day of September 2025 at the
20 Town Hall Meeting Room, 1496 Route
21 300, Newburgh, New York at 7 p.m. or
22 as soon thereafter, at which time all
23 interested persons will be given an
24 opportunity to be heard. By order of
25 the Town of Newburgh Planning Board.

2 John P. Ewasutyn, Chairman, Planning
3 Board Town of Newburgh. Dated 13
4 August 2025."

5 CHAIRMAN EWASUTYN: Grace, thank
6 you. Please.

7 MS. RUSESKAS: Are there members of
8 the public here this evening?

9 MR. CORDISCO: You don't have to
10 worry about the public speaking or not
11 speaking. I think just provide an
12 update, if you would, to the Board.

13 MS. RUSESKAS: Okay. I have
14 prepared some additional visuals for the
15 Board to see. These are representations
16 of other signs that the company has
17 installed. These are all in New York.

18 I would be delighted to answer any
19 other questions that anyone might have.

20 CHAIRMAN EWASUTYN: Questions from
21 Board Members, anyone.

22 MR. DOMINICK: Grace, you have what
23 is going to be proposed on the 300 car
24 wash, you have clouds and the sun in that
25 monitor. In your examples you have

2 nothing but, let's say, Times Roman
3 print, free vacuums, car wash. Is the
4 one on 300 going to be a more crisp
5 screen, high resolution where it can show
6 graphics like that?

7 MS. RUSESKAS: Yes. Absolutely.
8 It is definitely this same type. It
9 depends on what they choose. This is a
10 smaller sign, so it doesn't have the
11 capability of something fantastic, I
12 suppose. This turned the other way is
13 probably more similar to what it would
14 be. That sign is just too new.

15 MR. DOMINICK: The sign being
16 proposed on 300 will be able to have
17 high, crisp resolution graphics?

18 MS. RUSESKAS: Absolutely.

19 MR. DOMINICK: Thank you.

20 MS. RUSESKAS: Latest, greatest.

21 MR. DOMINICK: Thank you.

22 CHAIRMAN EWASUTYN: What are some
23 examples of statements that will be
24 posted on that sign?

25 MS. RUSESKAS: Well, I did speak

2 with the owner and he gave me some
3 ideas. This is your basic car wash
4 and the price. They would advertise
5 their unlimited memberships, any
6 time they're having a sale or a
7 special. They often do things like
8 Veterans Day, free wash for veterans.
9 They might announce a new type of
10 product, try our graphene wash. It
11 would be about the product that
12 they're offering.

13 CHAIRMAN EWASUTYN: The operation,
14 I don't know but I'm going to guess that
15 it closes down at 8:00, 9:00 at night,
16 the car wash.

17 MS. RUSESKAS: I'm not certain what
18 the hours are for this car wash, but
19 that's --

20 CHAIRMAN EWASUTYN: My point is, is
21 the sign advertising throughout the night
22 or does it reach a set look from, say,
23 10:00 until when they open at 6:00 or
24 7:00 in the morning?

25 MS. RUSESKAS: Each day I believe

2 they choose one image, so it's just a
3 constant, steady image. It certainly can
4 be programmed to be turned off at night
5 when the car wash is closed. Many of our
6 customers that have these signs do leave
7 them on, but it's the steady message.

8 CHAIRMAN EWASUTYN: You don't know
9 whether this one is going to be a steady
10 message or turned off at close?

11 MS. RUSESKAS: I don't believe they
12 have told me what they intend to do. I
13 know it can be if that becomes a
14 requirement.

15 CHAIRMAN EWASUTYN: I have no
16 further questions.

17 Ken.

18 MR. MENNERICH: No questions.

19 MR. BROWNE: You said essentially
20 it's going to be a fixed thing and we're
21 looking at a colored thing. Is it going
22 to be a fixed thing black on white, white
23 on black, a particular color, red all the
24 time, green all the time with the letters?
25 Is there going to be any combination of

2 colors of the rainbow?

3 What I'm saying is it doesn't
4 really show me what you're going to
5 be doing.

6 MS. RUSESKAS: Okay. It could be
7 depending on what the message is. I know
8 I have seen an American flag as a
9 backdrop to celebrate the Fourth of July,
10 for example. I have seen -- I'm trying
11 to think of the most colorful things.

12 MR. BROWNE: It can be any color or
13 combination of colors in the signage the
14 way it's going --

15 MS. RUSESKAS: It can be, yes. It
16 can be programmed that way. Generally
17 speaking, though, they do stick to colors
18 in their theme, the blue or the green and
19 a nice contrasting color, like white.

20 MR. BROWNE: One of the kinds of
21 things I'm looking for is that normally
22 when we're seeing signs, it's going to be
23 something fixed and it's going to be
24 something at this point that can be
25 committed to, it's going to be this, this

2 and this or that or not this and this.
3 What I'm hearing is I don't know, it's
4 whatever they want. Is that what I'm
5 hearing?

6 MS. RUSESKAS: It has to be
7 something that's going to be legible,
8 clear and clean. They generally stick to
9 a solid color background with text on it.
10 For example, the free vacuums.

11 MR. BROWNE: Okay.

12 MS. RUSESKAS: I'm sorry, I don't
13 know if you can see down on the ground.
14 That is more likely to be. This one has
15 a little bit of a water background to it.
16 It still would be something that -- the
17 idea is it should be legible. That's the
18 whole point of the sign.

19 MR. BROWNE: Basically what I'm
20 hearing is it can be anything that the
21 owner of the business wants to put up
22 there.

23 MS. RUSESKAS: It can be. I mean,
24 it has the ability to be that. It's a
25 full color electronic board, so --

2 MR. DOMINICK: Grace, in my fire
3 department we have a similar sign but
4 it's app controlled through cell service.
5 You can just type a message out, boom, it
6 appears, change the message as much as
7 you want, timing, et cetera, light
8 illumination. Does this product do the
9 same or similar?

10 MS. RUSESKAS: It does have the
11 ability to do that. I know that it's --
12 it is something that they keep as a
13 steady message because it's much more
14 legible that way. If you happen to be
15 driving by and the message is changing,
16 you've lost that time with that customer.
17 While it has the ability to do that, it's
18 not something that we recommend to
19 anybody for sure.

20 I know there are -- I live in
21 Beacon. The Town of Fishkill has a board
22 that they are constantly rotating and
23 it's terrible.

24 Yes, it is something crisp, clean
25 and steady.

2 MR. HINES: Your code limits the
3 amount of times it can change in a time
4 period as well.

5 MR. CAMPBELL: Once every half
6 hour.

7 CHAIRMAN EWASUTYN: How often?

8 MR. CAMPBELL: Once every half hour
9 it can change.

10 MS. DeLUCA: The stand itself, the
11 main sign, are those the colors that are
12 going to be --

13 MS. RUSESKAS: The color is the
14 same color that's on the building
15 currently.

16 MS. DeLUCA: I see.

17 MS. RUSESKAS: That's why they
18 chose to coordinate it this way. The
19 Splash Car Washes all have a blue, so
20 they did keep that logo with the blue in
21 there.

22 MS. DeLUCA: Okay.

23 MS. RUSESKAS: Instead of adding in
24 red and green, they went with a blue/
25 green.

2 MS. DeLUCA: Thank you.

3 CHAIRMAN EWASUTYN: Any more
4 questions from the Board?

5 (No response.)

6 CHAIRMAN EWASUTYN: Jim Campbell,
7 Code Compliance.

8 MR. CAMPBELL: I did have a couple
9 write-ups which were said at the previous
10 meeting. I believe everything that was
11 requested has been submitted, if I'm not
12 mistaken.

13 MS. RUSESKAS: I did submit, yes.

14 CHAIRMAN EWASUTYN: Pat Hines with
15 MH&E.

16 MR. HINES: The project was
17 submitted to Orange County Planning.
18 They issued a Local determination which
19 we received.

20 We're suggesting that any approval
21 resolution reference Code Section
22 185-14P. That has a litany of standards
23 that have to be met for the electronic
24 signs, time changes, lighting levels,
25 nighttime/daytime lighting levels. It's

2 a pretty detailed section of your code.

3 CHAIRMAN EWASUTYN: Dominic Cordisco,
4 Planning Board Attorney, is this a Type 2
5 action?

6 MR. CORDISCO: Yes, this would be a
7 Type 2 action.

8 The Board required a public hearing
9 as a result of the special permit aspect
10 of this.

11 CHAIRMAN EWASUTYN: Is there anyone
12 from the public that has any questions or
13 comments?

14 (No response.)

15 CHAIRMAN EWASUTYN: Let the record
16 show that we had no public input.

17 Would someone make a motion to
18 close the public hearing on ADS
19 Properties - Car Wash, project 21-04.

20 MR. MENNERICH: So moved.

21 MR. BROWNE: Second.

22 CHAIRMAN EWASUTYN: I have a motion
23 by Ken Mennerich. I have a second by
24 Cliff Browne. Can I have a roll call
25 vote starting with Cliff Browne.

2 MR. BROWNE: Aye.

3 CHAIRMAN EWASUTYN: Aye.

4 MR. MENNERICH: Aye.

5 MS. DeLUCA: Aye.

6 MR. DOMINICK: Aye.

7 CHAIRMAN EWASUTYN: Dominic Cordisco,
8 Planning Board Attorney, can you give us
9 conditions of approval for the special
10 use permit, electronic ARB signage for
11 ADS Properties.

12 MR. CORDISCO: Yes. As Pat
13 recommended, compliance with all of the
14 requirements of 185-14P which sets forth
15 the requirements for electronic signs
16 would be a condition of the approval and
17 payment of fees.

18 CHAIRMAN EWASUTYN: Thank you.

19 Would someone move for a motion to
20 grant approval for the special use permit
21 and electronic ARB signage subject to the
22 conditions stated by Planning Board
23 Attorney Dominic Cordisco.

24 MR. DOMINICK: So moved.

25 MS. DeLUCA: Second.

2 CHAIRMAN EWASUTYN: Thank you. I
3 have a motion by Dave Dominick and a
4 second by Stephanie DeLuca. Can I have a
5 roll call vote starting with Dave Dominick.

6 MR. DOMINICK: Aye.

7 MS. DeLUCA: Aye.

8 MR. MENNERICH: Aye.

9 CHAIRMAN EWASUTYN: Aye.

10 MR. BROWNE: Aye.

11 CHAIRMAN EWASUTYN: Thank you.

12 MS. RUSESKAS: Thank you, everyone.

13

14 (Time noted: 7:12 p.m.)

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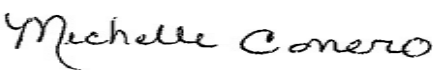
C E R T I F I C A T I O N

I, MICHELLE CONERO, a Notary Public
for and within the State of New York, do
hereby certify:

That hereinbefore set forth is a true
record of the proceedings.

I further certify that I am not
related to any of the parties to this
proceeding 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 29th day of September 2025.



MICHELLE CONERO

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

- - - - - X

In the Matter of

SOUTH PLANK HOLDINGS, LLC
(2025-20)

209 South Plank Road
Section 20; Block 1; Lot 2
B Zone

- - - - - X

AMENDED SITE PLAN - EV CHARGING STATIONS

Date: September 18, 2025
Time: 7:12 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
KENNETH MENNERICH
CLIFFORD C. BROWNE
STEPHANIE DeLUCA
DAVID DOMINICK

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

APPLICANT'S REPRESENTATIVE: KENNETH SUAREZ

- - - - - X

MICHELLE L. CONERO
Court Reporter
845-541-4163
michelleconero@hotmail.com

2 CHAIRMAN EWASUTYN: Our second item
3 of business is South Plank Holdings, LLC.
4 It's project number 25-20. It's an
5 amended site plan for EV charging
6 stations. It's located on 209 South
7 Plank Road in a B Zone. It's being
8 represented by Woodhollow Contracting
9 Corp.

10 Your name for the record, sir.

11 MR. SUAREZ: It's kind of hard to
12 show the site plan. I'm going to try
13 to --

14 CHAIRMAN EWASUTYN: Can we have
15 your name, please, for the record?

16 MR. SUAREZ: Ken Suarez, S-U-A-R-E-Z.

17 CHAIRMAN EWASUTYN: We're familiar
18 with it. We'll open up the meeting with
19 a conversation from our Members. We'll
20 start with Dave Dominick.

21 MR. DOMINICK: Ken, on one of the
22 plans you noted that the existing vacuums
23 where you're going to propose the EV
24 chargers are going to be moved to the
25 right side of the property.

2 First, they're not listed on the
3 map and they need to be.

4 Second, that right side is quite
5 busy with the fuel truck, dumpster area
6 and propane area. I didn't know where
7 you were going to put them.

8 MR. SUAREZ: This area or right
9 here?

10 MR. DOMINICK: You tell me. It
11 said the right.

12 MR. SUAREZ: Yeah. So on the new
13 notes that we have on the project that
14 was about the vacuum, we're going to move
15 -- it's just one vacuum. We're going to
16 move it all the way down. It's not
17 pretty busy with the people that are
18 going to use the vacuum. It's something
19 that the owner told us, like they can
20 remove the vacuum or they can put another
21 side for the vacuum. We're trying to
22 relocate it in this area that is -- I
23 don't know if you can see in the corner.
24 We have one spot free and we have the
25 whole area here. It's just one vacuum.

2 Pretty much it's not like -- not a lot of
3 people that use it. We're just going to
4 have it there for someone that needs it.
5 Pretty much we're going to have
6 everything with the EV charger in this
7 area.

8 MR. DOMINICK: That will include
9 the air pump as well?

10 MR. SUAREZ: No, no, no. It's just
11 one vacuum.

12 MR. DOMINICK: Okay.

13 MR. SUAREZ: It was just one vacuum.

14 MR. DOMINICK: It has to be on the
15 plans when you go to final.

16 MR. SUAREZ: Sorry. I think I have
17 it here. No, I don't. We're going to
18 show in the new set of plans. It's going
19 to be located right here, the new vacuum
20 where we're going to relocate it.

21 MR. DOMINICK: There is an air pump
22 there.

23 MR. SUAREZ: I think they're
24 getting rid of that one.

25 MR. DOMINICK: Thank you.

2 CHAIRMAN EWASUTYN: Stephanie
3 DeLuca.

4 MS. DeLUCA: No questions.

5 MR. MENNERICH: No questions.

6 CHAIRMAN EWASUTYN: No questions.

7 MR. BROWNE: I'm good.

8 CHAIRMAN EWASUTYN: Jim Campbell,
9 Code Compliance.

10 MR. CAMPBELL: I have nothing
11 additional.

12 CHAIRMAN EWASUTYN: Pat Hines with
13 MH&E.

14 MR. HINES: The project is located
15 on a state highway and we need to refer
16 it to Orange County Planning, which is
17 one of the actions we can take tonight.

18 The project was previously thought
19 to require a variance for the canopy.
20 Siobhan of the ZBA did some research and
21 noted that that canopy had a variance
22 when it was before us a couple years ago,
23 so that isn't needed.

24 We talked at work session about
25 possibly authorizing the similar project

2 located on Route 9W at McCall Place,
3 which is the same applicant, to also
4 refer that to County Planning to get
5 these projects lined up with the Board
6 for potential future meetings.

7 CHAIRMAN EWASUTYN: Pat, for the
8 record, that project number is PB 25-19.

9 Dominic Cordisco, Planning Board
10 Attorney.

11 MR. CORDISCO: As Pat mentioned,
12 the next step for this project would be a
13 referral to County Planning. It can be
14 done not only for this project but for
15 the other pending application as well.
16 It would make sense to refer them both,
17 but I think we should defer to the
18 applicant.

19 If you're okay with that, we can
20 certainly do that. It would be up to the
21 applicant to request it since you're not
22 on the agenda tonight for the other
23 application, if you follow my meaning.

24 MR. SUAREZ: Okay.

25 CHAIRMAN EWASUTYN: I think what

2 Dominic, Pat Hines and the Board is
3 suggesting is project number 25-19 is
4 scheduled to be on the ZBA agenda for the
5 25th of this month. That would mean the
6 likelihood of getting on the agenda for
7 the 2nd of October isn't probable, so it
8 wouldn't be until the meeting of the
9 16th. If you would allow us or permit
10 us, we would circulate that other
11 project, 25-19, along with the project
12 you have before us to the Orange County
13 Planning Department which would put you
14 that many weeks in advance. I think
15 procedurally yourself, your company, the
16 client would probably find that to make
17 good logical sense. Can we work that
18 with you?

19 MR. SUAREZ: Yes. So try to put
20 the two projects on the same day, you're
21 saying?

22 MR. CORDISCO: Correct. We're
23 trying to be most efficient and being
24 sensitive to your time.

25 MR. SUAREZ: That would be perfect.

2 CHAIRMAN EWASUTYN: All right then.
3 Do we have to add anything to that or
4 what would we read into the minutes in
5 general?

6 MR. CORDISCO: Both applications
7 are being referred to County Planning at
8 this time.

9 The County has thirty days. The
10 County Planning Department has --

11 MR. SUAREZ: The other project
12 already was referred to the County.

13 MR. HINES: For the ZBA referral.
14 We also have to. This process we're
15 discussing may save you a month --

16 MR. SUAREZ: Okay.

17 MR. HINES: -- on the other project.

18 MR. SUAREZ: Right. Thank you.

19 CHAIRMAN EWASUTYN: Your office
20 will work with Pat Hines as far as
21 anything that's necessary. Okay?

22 MR. SUAREZ: Yes.

23 CHAIRMAN EWASUTYN: Thank you.

24 MR. DOMINICK: Is it too premature
25 to talk about the public hearing?

2 CHAIRMAN EWASUTYN: It's a Type 2
3 action?

4 MR. CORDISCO: It is a Type 2
5 action.

6 You certainly could decide whether
7 or not you want to hold a public hearing.
8 You just can't hold that public hearing
9 until after the County Planning period,
10 if you decide to hold one. If you want
11 to waive it, you can certainly waive that
12 now.

13 CHAIRMAN EWASUTYN: I guess there
14 are two conversations. Dave Dominick has
15 a conversation going and Ken Mennerich
16 has a conversation going.

17 MR. CORDISCO: I did not hear
18 Ken's. I apologize.

19 MR. MENNERICH: I was just asking
20 John if we were going to make a motion to
21 refer it to the Orange County Planning
22 Department.

23 CHAIRMAN EWASUTYN: Which is what
24 we normally do. Do you want to make that
25 motion, Ken?

2 MR. MENNERICH: Sure. I'll make a
3 motion that we refer projects 25-20 and
4 25-19 to the Orange County Planning
5 Department.

6 CHAIRMAN EWASUTYN: I'll second
7 that motion. Can I have a roll call vote
8 starting with Dave Dominick.

9 MR. DOMINICK: Aye.

10 MS. DeLUCA: Aye.

11 MR. MENNERICH: Aye.

12 CHAIRMAN EWASUTYN: Aye.

13 MR. BROWNE: Aye.

14 CHAIRMAN EWASUTYN: Motion carried.

15 Dave, do you want to make a motion
16 to waive the public hearing?

17 MR. DOMINICK: Sure, I'll make that
18 motion. My justification would be
19 that --

20 CHAIRMAN EWASUTYN: A similar case
21 you could offer is the Pilot Travel
22 Center. I believe we waived the public
23 hearing on that.

24 MR. HINES: Yes.

25 MR. CORDISCO: Yes, sir.

2 MR. DOMINICK: I would waive this
3 as well. It is a well-established
4 facility, these changes are minor and
5 internal to the complex and would have no
6 impact that I foresee at this time,
7 therefore I would like to waive the
8 public hearing.

9 CHAIRMAN EWASUTYN: Stephanie
10 DeLuca.

11 MS. DeLUCA: I agree.

12 MR. MENNERICH: I agree.

13 CHAIRMAN EWASUTYN: I agree.

14 MR. BROWNE: I agree.

15 CHAIRMAN EWASUTYN: Let the record
16 show that we're waiving the public
17 hearing for the project that's before us
18 now.

19 Are we also waiving the public
20 hearing on project 25-19 also?

21 MR. CORDISCO: You could at this
22 point if you would like to.

23 MR. DOMINICK: We wouldn't have to
24 wait for the ZBA to see where they stand?

25 CHAIRMAN EWASUTYN: I think you're

2 correct. Maybe we'll wait to see where
3 they stand with the ZBA.

4 MR. HINES: You could waive it next
5 time when they appear and then take
6 action if you were comfortable.

7 CHAIRMAN EWASUTYN: That makes
8 sense.

9 Let the record show that the
10 Planning Board waived the public hearing
11 on project number 25-20, South Plank Road
12 Holdings, the amended site plan and EV
13 charging stations.

14 Thank you.

15 MR. SUAREZ: Thank you.

16 Do you guys have another question
17 about the EV chargers? If you want to
18 know a little bit more, I can say
19 something.

20 CHAIRMAN EWASUTYN: Do you have any
21 further questions or comments?

22 MR. DOMINICK: No.

23 MR. SUAREZ: I think in the last
24 meeting they were wondering how the
25 transformer looks or how the area is

2 going to look. I have a rendering. It's
3 going to look like this. It's going to
4 be a colored transformer with trees.
5 It's going to be protected with bollards.

6 The project is trying to be
7 developed with a future, you know, of the
8 new cars, electrical cars, trying to save
9 electricity, don't contaminate the
10 planet. People are afraid to buy
11 electrical cars because they don't know
12 when they're going to charge or there's
13 not enough places to charge around.
14 They're trying to implement this in all
15 the areas so it can be efficient for all
16 the towns. That's part of it.

17 CHAIRMAN EWASUTYN: Nicely spoken.
18 Thank you.

19

20 (Time noted: 7:25 p.m.)

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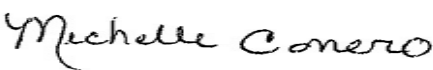
C E R T I F I C A T I O N

I, MICHELLE CONERO, a Notary Public
for and within the State of New York, do
hereby certify:

That hereinbefore set forth is a true
record of the proceedings.

I further certify that I am not
related to any of the parties to this
proceeding 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 29th day of September 2025.



MICHELLE CONERO

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

- - - - - X
In the Matter of

R. GOODRICH & J. LYNCH
(2025-29)

74-76 Frozen Ridge Road
Section 20; Block 1; Lots 130.2 & 34.12
AR Zone

- - - - - X

INITIAL APPEARANCE - LOT LINE CHANGE

Date: September 18, 2025
Time: 7:25 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
KENNETH MENNERICH
CLIFFORD C. BROWNE
STEPHANIE DeLUCA
DAVID DOMINICK

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

APPLICANT'S REPRESENTATIVE: CHRIS GREY

- - - - - X

MICHELLE L. CONERO
Court Reporter
845-541-4163
michelleconero@hotmail.com

2 CHAIRMAN EWASUTYN: The third item
3 on this evening's agenda is R. Goodrich
4 and J. Lynch, project number 25-29. It's
5 an initial appearance for a lot line
6 change located on 74-76 Frozen Ridge
7 Road in an AR Zone. It's being represented
8 by Control Point Associates

9 MR. GREY: Correct. My name is
10 Chris Grey with Control Point Associates.

11 We have a pretty straightforward
12 lot line change that we're requesting.
13 We're taking 4.7 acres and adding it to
14 this parcel here. As the Board stated,
15 they're both in the AR Zoning District.
16 Each lot contains preexisting structures,
17 wells and septic fields.

18 I'm happy to entertain any questions
19 the Board may have at this time.

20 CHAIRMAN EWASUTYN: Jim Campbell,
21 Code Compliance.

22 MR. CAMPBELL: I had no additional
23 comments on this one.

24 CHAIRMAN EWASUTYN: Pat Hines with
25 MH&E.

2 MR. HINES: This is its initial
3 appearance.

4 Adjoiners' notices must be sent
5 out. I'll work with Mr. Grey's company
6 to do that.

7 It is a Type 2 action.

8 Both of the residential structures
9 have preexisting nonconforming side yard
10 setbacks. I believe that needs to be
11 referred to the ZBA.

12 MR. GREY: That's something that
13 this Town doesn't recognize, preexisting
14 nonconforming?

15 MR. CORDISCO: They recognize it.
16 You lose the protection as a result of
17 the application.

18 MR. GREY: Is there anything we
19 need to do to get a recommendation to the
20 ZBA?

21 MR. CORDISCO: If the Board is fine
22 with it, I would prepare a letter. That
23 would be a precursor to you actually
24 making the application. You can certainly
25 begin to work on the application. I will

2 get the letter out in the next couple
3 of days so that doesn't hold you up
4 from actually making your application
5 to the ZBA.

6 CHAIRMAN EWASUTYN: Would someone
7 make a motion for Dominic Cordisco to
8 prepare a referral letter to the Zoning
9 Board of Appeals for the, is it two area
10 variances --

11 MR. HINES: Yes.

12 MR. CORDISCO: Yes.

13 CHAIRMAN EWASUTYN: -- that are
14 required?

15 MR. HINES: They're identified in
16 my numbers 4 and 5 of the comment letter
17 for each lot.

18 MR. MENNERICH: So moved.

19 MS. DeLUCA: Second.

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

24 MR. DOMINICK: Aye.

25 MS. DeLUCA: Aye.

2 MR. MENNERICH: Aye.

3 CHAIRMAN EWASUTYN: Aye.

4 MR. BROWNE: Aye.

5 MR. GREY: Thank you very much.

6

7 (Time noted: 7:30 p.m.)

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Michelle Conero

MICHELLE CONERO

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

- - - - - X
In the Matter of

LANDS OF ZAZON
(2004-29)

Request for a Six-Month Extension of
Conditional Final Approval until
March 26, 2026

- - - - - X

SIX-MONTH EXTENSION OF SUBDIVISION APPROVAL

Date: September 18, 2025
Time: 7:30 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
KENNETH MENNERICH
CLIFFORD C. BROWNE
STEPHANIE DeLUCA
DAVID DOMINICK

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

- - - - - X

MICHELLE L. CONERO
Court Reporter
845-541-4163
michelleconero@hotmail.com

2 CHAIRMAN EWASUTYN: The last and
3 fourth item, and then we have a Board
4 business item. The fourth item listed on
5 the agenda is the Lands of Zazon, project
6 number 04-29. It's a subdivision.
7 They're requesting a six-month extension.
8 It's located on Fostertown Road and
9 Frozen Ridge Road in an R-2 Zone.

10 We received a letter from Pietrzak
11 & Pfau Engineering & Surveying.

12 What's the date on the letter we
13 received?

14 MR. MENNERICH: It came from the
15 lawyer. It's dated September 12th.

16 CHAIRMAN EWASUTYN: We received a
17 letter from the attorney?

18 MR. MENNERICH: Stan Schutzman
19 dated September 12, 2025 to John P.
20 Ewasutyn, Chairman, Town of Newburgh
21 Planning Board, request for extension of
22 resolution of site plan and ARB approval
23 for Overlook Farms --

24 MR. HINES: That's the other
25 project. We're doing Zazon right now.

2 MR. MENNERICH: I'm sorry about
3 that.

4 The letter is dated August 20, 2025
5 to Mr. John Ewasutyn, Chairman, Town of
6 Newburgh Planning Board, Land of Zazon,
7 reference number 04-29, PP number
8 23153.01. "Dear Mr. Ewasutyn, please let
9 this letter serve as our request for a
10 six-month extension (two 90-day
11 extensions) of conditional final approval
12 for the above-referenced project. The
13 project received conditional final
14 approval on April 15, 2021 and received
15 an extension at the October 7, 2021
16 Planning Board meeting. Our office
17 requested an additional extension on
18 March 21, 2022 and received an extension
19 at the April 7, 2022 Planning Board
20 meeting. We also requested an additional
21 extension on September 14, 2022 and
22 received an extension at the October 6,
23 2023 Planning Board meeting. Our office
24 requested an additional extension on
25 March 9, 2023 and received an extension

on April 6, 2023. Another extension was requested on September 13, 2023 with an extension being granted on September 27, 2023. Our office requested an additional six-month extension in a letter dated February 14, 2024 with the extension being granted at the March 7, 2024 Planning Board meeting. Our office requested an additional six-month extension in a letter dated August 13, 2024 with an extension being granted in September 2024. We requested another six-month extension in a letter dated February 24, 2025 with an extension being granted in March 2025.

Our office has provided the Planning Board engineer with plans and documents for his final review. We will coordinate submission of maps and mylars for signature once the plans have been approved by your consultant.

Thank you for your attention to this matter. Should you have any questions or require anything further,

2 please do not hesitate to contact our
3 office. Very truly yours, Pietrzak &
4 Pfau, PLLC."

5 CHAIRMAN EWASUTYN: If we're
6 granting the six-month extension, that
7 would be fall on what date?

8 MR. HINES: I would suggest we do
9 it for March 19th which would be your
10 March meeting of 2026.

11 CHAIRMAN EWASUTYN: March what?

12 MR. HINES: 19th. They're more
13 than likely going to be able to have
14 stamped plans in the next week or two.

15 CHAIRMAN EWASUTYN: So would
16 someone make a motion that we grant the
17 extension for the Lands of Zazon to the
18 date of March 26, 2026?

19 MR. DOMINICK: So moved.

20 MS. DeLUCA: Second.

21 CHAIRMAN EWASUTYN: I have a motion
22 by Dave Dominick. I have a second by
23 Stephanie DeLuca. We'll have a roll call
24 vote starting with Dave Dominick.

25 MR. DOMINICK: Aye.

2 MS. DeLUCA: Aye.

3 MR. MENNERICH: Aye.

4 CHAIRMAN EWASUTYN: Aye.

5 MR. BROWNE: Aye.

6 MR. MENNERICH: His request was for
7 a six-month extension consisting of two
8 ninety days. It's a half year, not a
9 year.

10 MR. HINES: We're going to March.
11 March is six months from today.

12 MR. MENNERICH: Okay. I'm sorry.

13 CHAIRMAN EWASUTYN: The project has
14 been around --

15 MR. MENNERICH: Too many numbers.

16 CHAIRMAN EWASUTYN: The project has
17 been around for a long time.

18 MR. CORDISCO: 2004.

19 CHAIRMAN EWASUTYN: It's a
20 beautiful piece of property. There's a
21 beautiful farmhouse on there. It's
22 really a nice piece of property.

23

24 (Time noted: 7:35 p.m.)

25

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3 C E R T I F I C A T I O N

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7 for and within the State of New York, do
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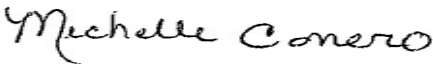
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MICHELLE CONERO

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

- - - - - X
In the Matter of

OVERLOOK FARMS
(2019-23)

Request for an Extension of Site Plan and
ARB Approval until March 19, 2026

- - - - - X

EXTENSION REQUEST FOR SITE PLAN & ARB APPROVAL

Date: September 18, 2025
Time: 7:35 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
KENNETH MENNERICH
CLIFFORD C. BROWNE
STEPHANIE DeLUCA
DAVID DOMINICK

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

- - - - - X

MICHELLE L. CONERO
Court Reporter
845-541-4163
michelleconero@hotmail.com

2 CHAIRMAN EWASUTYN: Under Board
3 business, we received a request for
4 an extension from Overlook Farms,
5 project number 19-23. That's for
6 site plan and ARB approval.

7 MR. MENNERICH: We have a letter
8 from Stanley Schutzman dated September 12,
9 2025 to Mr. John P. Ewasutyn, Chairman,
10 Town of Newburgh Planning Board, request
11 for an extension of resolution of site
12 plan and ARB approval for Overlook
13 Farms, Route 9W, Newburgh, New York,
14 project 2019-23.

15 "Dear Chairman Ewasutyn, we
16 represent Farrell Communities at Overlook
17 Ponds, LLC, a/k/a Overlook Ponds, LLC,
18 the owner of the above-referenced project.
19 I write this letter with respect to the
20 Town of Newburgh Planning Board's site
21 plan and ARB approval resolution for
22 Overlook Farms, project 2019-23, filed
23 May 8, 2023, which approval was last
24 extended by the Planning Board to
25 November 8, 2025. I write to request

2 a further extension of the November 8,
3 2025 expiration date of the Town of
4 Newburgh Planning Board's subject
5 matter approval resolution. Further,
6 in that regard I note that both the
7 owner and the Planning Board have
8 made a significant investment in this
9 project and that there should be no
10 negative impact or consequences in
11 granting the requested site plan
12 approval extension. With my clients
13 still working on the conditions of
14 the approval resolution and with the
15 expiration period upon us, my client
16 is requesting that the Overlook
17 approval resolution be extended for
18 the maximum permissible period.
19 Thank you and the Planning Board
20 Members in advance for your due
21 consideration and approval of this
22 extension request. I am sincerely
23 yours, Stanley Schutzman."

24 CHAIRMAN EWASUTYN: So the date
25 that we're carrying this forward to would

2 be?

3 MR. HINES: I would suggest March
4 19th again.

5 CHAIRMAN EWASUTYN: March 19th.

6 MR. MENNERICH: 2026.

7 CHAIRMAN EWASUTYN: Would someone
8 move for a motion to grant the extension
9 to March 19, 2026.

10 MR. MENNERICH: So moved.

11 MS. DeLUCA: Second.

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

16 MR. DOMINICK: Aye.

17 MS. DeLUCA: Aye.

18 MR. MENNERICH: Aye.

19 CHAIRMAN EWASUTYN: Aye.

20 MR. BROWNE: Aye.

21 CHAIRMAN EWASUTYN: Pat, they did
22 receive, and I think I e-mailed the
23 approval for everyone on the Board, but
24 they just recently received --

25 MR. HINES: Health Department.

2 CHAIRMAN EWASUTYN: That relates
3 to?

4 MR. HINES: The water mains. One
5 of the biggest -- DOT and DEC for their
6 sewage treatment plant are still out
7 there. That's what they're working
8 towards.

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10 (Time noted: 7:40 p.m.)

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3 C E R T I F I C A T I O N

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Michelle Conero

MICHELLE CONERO

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

- - - - - X
In the Matter of

BOARD BUSINESS - EXECUTIVE SESSION

- - - - - X

BOARD BUSINESS

Date: September 18, 2025
Time: 7:35 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
KENNETH MENNERICH
CLIFFORD C. BROWNE
STEPHANIE DeLUCA
DAVID DOMINICK

ALSO PRESENT: DOMINIC CORDISCO, ESQ.

- - - - - X

MICHELLE L. CONERO
Court Reporter
845-541-4163
michelleconero@hotmail.com

2 CHAIRMAN EWASUTYN: Would someone
3 move for a motion to close the meeting of
4 the 18th of September 2025 --

5 MR. CORDISCO: Mr. Chairman --

6 CHAIRMAN EWASUTYN: Do you want to
7 make your statement first? I was
8 questioning myself mentally. Go ahead.

9 MR. CORDISCO: That's quite all
10 right. I would like to provide an update
11 to the Board regarding a litigation
12 matter. It would be appropriate, if the
13 Board would like to, to go into a closed
14 attorney-client session so that you can
15 confer with counsel regarding pending
16 litigation.

17 If that's acceptable to the Board,
18 you would need a motion and a second.

19 I would add that when the Board
20 comes out of the closed session, there's
21 no action to be taken. There's nothing
22 further that will be conducted as far as
23 Board business tonight.

24 CHAIRMAN EWASUTYN: If the Board is
25 in favor, having heard Dominic Cordisco,

2 would someone move for that motion.

3 MS. DeLUCA: So moved.

4 MR. BROWNE: Second.

5 CHAIRMAN EWASUTYN: I have a motion
6 by Stephanie DeLuca. I have a second by
7 Cliff Browne. Can I have a roll call
8 vote starting with Dave Dominick.

9 MR. DOMINICK: Aye.

10 MS. DeLUCA: Aye.

11 MR. MENNERICH: Aye.

12 CHAIRMAN EWASUTYN: Aye.

13 MR. BROWNE: Aye.

14

15 (Whereupon, the Board was in
16 executive session from 7:35 p.m. until
17 8:09 p.m. with no action taken.)

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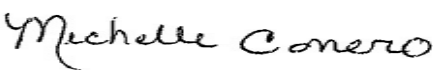
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