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2 STATE OF NEW YORK : COUNTY OF ORANGE  
3 TOWN OF NEWBURGH PLANNING BOARD  
4 - - - - - X  
5 In the Matter of  
6  
7 ELKAY PARTNERS DEVELOPMENT  
8 (2024-29)  
9 Brewer Road  
10 Section 39; Block 1; Lot 32  
11 R-3 Zone  
12 - - - - - X  
13  
14 FINAL SCOPING DOCUMENT  
15 MULTI-FAMILY APARTMENTS/SENIOR HOUSING  
16  
17 Date: December 18, 2025  
18 Time: 7:00 p.m.  
19 Place: Town of Newburgh  
20 Town Hall  
21 1496 Route 300  
22 Newburgh, NY 12550  
23  
24 BOARD MEMBERS: JOHN P. EWASUTYN, Chairman  
25 KENNETH MENNERICH  
CLIFFORD C. BROWNE  
LISA CARVER  
STEPHANIE DeLUCA  
DAVID DOMINICK  
JOHN A. WARD  
ALSO PRESENT: DOMINIC CORDISCO, ESQ.  
PATRICK HINES  
JAMES CAMPBELL  
APPLICANT'S REPRESENTATIVES: LARA MONROE  
STANLEY SCHUTZMAN  
23 - - - - - X  
24 MICHELLE L. CONERO  
25 Court Reporter  
845-541-4163  
michelleconero@hotmail.com

2 CHAIRMAN EWASUTYN: Good evening,  
3 ladies and gentlemen. The Town of  
4 Newburgh Planning Board welcomes you to  
5 their final meeting of the year 2025.  
6 This evening we have two agenda items and  
7 one board business item.

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

10 MR. DOMINICK: Present.

11 MS. DeLUCA: Present.

12 MR. MENNERICH: Present.

13 CHAIRMAN EWASUTYN: Present.

14 MR. BROWNE: Present.

15 MS. CARVER: Present.

16 MR. WARD: Present.

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

19 MS. CONERO: Michelle Conero,  
20 Stenographer.

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

23 MR. CAMPBELL: Jim Campbell, Town  
24 of Newburgh Code Compliance.

25 CHAIRMAN EWASUTYN: At this point

2               we'll turn the meeting over to Stephanie  
3               DeLuca.

4               MS. DeLUCA: Please stand for the  
5               Pledge.

6               (Pledge of Allegiance.)

7               MS. DeLUCA: We just ask that you  
8               silence your cellphones. Thank you.

9               CHAIRMAN EWASUTYN: Our first item  
10              this evening is Elkay Partners Development,  
11              project number 24-29. It's here this  
12              evening to discuss the final scoping  
13              document for multi-family apartments and  
14              senior housing. It's located on Brewer  
15              Road. It's in an R-3 Zone. It's being  
16              represented by Lara Monroe of Engineering  
17              & Surveying Properties.

18              MS. MONROE: Good evening, everyone.  
19              Lara Monroe from Engineering & Surveying  
20              Properties. I'm here with counsel,  
21              Stanley Schutzman.

22              We're here for the Board's consideration  
23              of adoption of the final scoping document.

24              CHAIRMAN EWASUTYN: Thank you.

25              At this point we'll turn the meeting.

over to Dominic Cordisco, Planning Board Attorney.

MR. CORDISCO: Thank you, Mr. Chairman.

The Board held your scoping session on November 20th. You received comments on the scope at that time, and you also accepted written comments on the scope until December 1st. There were written comments that were submitted.

We've gone ahead and prepared a red lined version of the draft scope that incorporates changes as recommended by the public as well as changes recommended by the Board's consultants. I can go through those if you would like.

CHAIRMAN EWASUTYN: Please. Thank you.

MR. CORDISCO: Sure. In the scope itself there are some clean-up items that have been made throughout the document to conform to what has transpired, as I just mentioned, so far. There are also some

minor clarifications.

There's an addition requiring, under the section of land resources, the applicant to study impacts from blasting, if blasting is to occur. That is in addition.

Under surface water resources, an addition regarding wetland delineations will be described, including the jurisdiction of the various agencies that have jurisdiction over the wetlands.

There's also, under plants and animals, a requirement that the applicant will identify the onsite plants and animals through field observations, and also provide those observations directly in an appendix to the document.

For aesthetic resources, the viewpoint locations for analyses will be provided for approval by the Planning Board before those view shed analyses are actually to occur.

There's a new section regarding historic and archeological resources that

has been added to the document.

There are additional traffic parameters that will be required as part of the traffic study, including traffic and safety implications from the proposed emergency access to Carolina Court, as well as requiring the applicant to discuss potential alternative access points, and also identifying and evaluating the potential traffic impacts, both in volume and speed, within the Hy View and Vermont Drive neighborhoods.

Scrolling through, in connection with utilities, there will be an analysis of downstream pump stations for sewer -- for both water and sewer, excuse me, to evaluate the project's impact on those existing infrastructures within the Town.

As part of the application to the Town Board for the senior bonus density, the applicant must provide a market analysis and documentation regarding the project need and the need for

senior housing at this location. We have added, at the suggestion of members of the Town Board, that this be added to the scope so that not only will the Town Board be evaluating the market analysis prepared by the applicant and their interpretation as to whether or not there is a need for this particular project, but it will also become part of the environmental impact statement so that the public will have an opportunity to review and comment on it as well.

And then lastly, under the alternative section, in addition to the no action alternative, which is essentially a no build alternative, what happens if the project doesn't move forward at all, but an additional alternative has been added to require the applicant to evaluate the environmental impacts if this was not multi-family but instead was a single-family residential subdivision.

Those are the changes that the Board and its consultants are recommending.

If there's anything additional from the Board, we'd be happy to add it in. If not, the next procedural step would be to adopt this as the final scope, in which case it would then be circulated to all interested and involved agencies and posted in the Environmental Notice Bulletin, and also be made available online.

CHAIRMAN EWASUTYN: Thank you, Mr. Cordisco.

Pat Hines with MH&E, do you have anything to add?

MR. HINES: No. My office worked with Dominic in revising the scope and addressing the comments that we had previously provided.

CHAIRMAN EWASUTYN: Jim Campbell, Code Compliance.

MR. CAMPBELL: I have no comment.

CHAIRMAN EWASUTYN: John Ward,



Planning Board Member.

MR. WARD: No comment.

MS. CARVER: No comment.

MR. BROWNE: Just one comment. The scope as outlined, if you will, I think in my opinion it's very complete and extensive. Thank you.

CHAIRMAN EWASUTYN: No comment.

Ken Mennerich.

MR. MENNERICH: No comment.

MS. DeLUCA: No comment.

MR. DOMINICK: No comment.

CHAIRMAN EWASUTYN: Dominic, at this point would you present to the Board a motion that we would act on.

MR. CORDISCO: The Board should adopt as presented the revised scope to become the final scope for the Elkay Partners project and direct that it be distributed as required by the State Environmental Quality Review Act.

CHAIRMAN EWASUTYN: Having heard from Planning Board Attorney Dominic Cordisco, would someone move for that

motion.

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.

MS. CARVER: Aye.

MR. BROWNE: Aye.

CHAIRMAN EWASUTYN: Aye.

MR. MENNERICH: Aye.

MS. DeLUCA: Aye.

MR. DOMINICK: Aye.

CHAIRMAN EWASUTYN: Motion carried.

MR. CORDISCO: Mr. Chairman, I would just like to add that the next step in this process will be dependent on the applicant, because now the applicant has the outline of what they need to do for the environmental studies that are required for the project. The next step will be for them to begin preparing those studies and ultimately to submit a

2           proposed draft environmental impact  
3           statement for the Board's consideration.  
4           Until they submit that, there won't be  
5           anything that the Board will be  
6           conducting in terms of business on this  
7           particular application until that  
8           document is submitted.

9                   CHAIRMAN EWASUTYN:   Thank you for  
10           the information.

11                   MS. MONROE:   Thank you very much.

12

13                   (Time noted:   7:07 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 31st day of December 2025.

*Michelle Conero*

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MICHELLE CONERO

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

- - - - - X  
In the Matter of

ROCKET SUBDIVISION  
(2025-08)

Candlestick Hill Road  
Section 6; Block 1; Lot 56.21  
AR Zone

- - - - - X

SUBDIVISION PLAT - TWO LOTS

Date: December 18, 2025  
Time: 7:08 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  
LISA CARVER  
STEPHANIE DeLUCA  
DAVID DOMINICK  
JOHN A. WARD

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

APPLICANT'S REPRESENTATIVE: JONATHAN CELLA

- - - - - X

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

2 CHAIRMAN EWASUTYN: The second item  
3 of business this evening is the Rocket  
4 Subdivision, project number 25-08. It's  
5 a subdivision plat for four lots. It's  
6 located on Candlestick Hill Road in an AR  
7 Zone. It's being represented by Jonathan  
8 Cella.

9 MR. CELLA: Good evening. We're  
10 proposing a four-lot residential  
11 subdivision of 25.5 acres in the AR  
12 Zoning District.

13 We're proposing three new building  
14 lots ranging in size from 3.8 to 4.7  
15 acres with the fourth lot -- I'm sorry.  
16 Four building lots. I'm sorry.

17 The lots will be serviced by wells  
18 and septics.

19 We'll have one common driveway for  
20 two parcels with two individual driveways.

21 The parcels meet Town zoning  
22 requirements for the AR District.

23 CHAIRMAN EWASUTYN: Thank you.

24 Comments from Jim Campbell, Code  
25 Compliance.

2 MR. CAMPBELL: The only thing we  
3 ask is on your next revision to include  
4 dimensions for the emergency vehicle  
5 access as far as driveway widths, the  
6 turnarounds and turnouts being  
7 dimensioned so we can confirm that it  
8 complies.

9 CHAIRMAN EWASUTYN: Pat Hines with  
10 MH&E.

11 MR. HINES: We have numerous  
12 technical comments. Some of them are  
13 repeats. I'll hit the highlights of  
14 those.

15 We're still awaiting the detailed  
16 survey of the site. There are some  
17 discrepancies in the lot sizes and the  
18 information that was submitted. The  
19 applicant's previous response to that  
20 comment was that they would provide that  
21 survey.

22 The septic system designs need to  
23 be completed. Right now they are shown  
24 schematically. I don't believe the deep  
25 tests are shown. Percolation deep tests

2 aren't shown. There are some  
3 discrepancies in the design flows and  
4 lineal feet of septic system. Those are  
5 outlined in the comments.

6 The amount of disturbance needs to  
7 be identified on the plan to make sure  
8 you're not exceeding 1 acre. If you are  
9 exceeding an acre of disturbance on the  
10 whole site -- there's been limits of  
11 disturbance depicted, but I couldn't find  
12 the calculation of how much disturbance.

13 This plan will require referral to  
14 County Planning as it's located on the  
15 Town of Newburgh/Town of Marlborough,  
16 Orange County/Ulster County line to the  
17 rear of the parcel. It has to go to  
18 County Planning. It's not in sufficient  
19 shape to send to County Planning right  
20 now until our comments for tonight's  
21 meeting are addressed. I don't know if  
22 the Board wants to authorize submitting  
23 it upon receipt of the revised plans or  
24 if it wants them to return.

25 CHAIRMAN EWASUTYN: Let's have them



2 return one more time to make sure we have  
3 everything we're looking for.

4 Comments from Board Members. John  
5 Ward.

6 MR. WARD: At our work session our  
7 engineer mentioned the curb going for the  
8 driveway to the right.

9 MR. HINES: Yes. The gray lot. I  
10 skipped over that. The gray lot has a  
11 20-foot wide strip between, I'll call it  
12 the blue lot. I just don't know why that  
13 needs to be 20 foot. The driveway is  
14 shown at 20 feet. It begs to be a  
15 Hatfield and McCoy situation with that.  
16 I think you should widen that out between  
17 the gray lot, the blue lot and the green  
18 lot to provide -- shave a little off the  
19 green lot or off the blue. Give it  
20 something a little more than the width of  
21 the driveway to access that.

22 MR. CELLA: We could drag the  
23 easement back as well and make that work.

24 MR. HINES: It seems like it's  
25 going to be a problem.

2 I asked for the grading in that  
3 area, too. If you widen that out, it  
4 shouldn't be an issue. Right now with  
5 the 15-foot driveway and a 20-foot  
6 width --

7 MR. CELLA: No problem.

8 MR. WARD: Thank you.

9 CHAIRMAN EWASUTYN: Lisa Carver.

10 MS. CARVER: Just to confirm, lot 4  
11 has the existing home and that is staying  
12 as is? There's no plan to subdivide that  
13 further?

14 MR. CELLA: Not right now.

15 MS. CARVER: Thank you.

16 MR. BROWNE: No comment additionally.

17 CHAIRMAN EWASUTYN: I think no comment.

18 MR. MENNERICH: No questions.

19 MS. DeLUCA: No comment also.

20 MR. DOMINICK: John Ward addressed  
21 my comment. Thank you.

22 MR. HINES: In response to Lisa's  
23 comment, lot 4 looks large there, but  
24 it's environmentally constricted by the  
25 wetlands and the associated buffer. DEC

2 has taken jurisdiction of the wetlands.  
3 It looks rather large, but there's not  
4 that much usable area.

5 MS. CARVER: Okay.

6 MR. CELLA: There are steep slopes  
7 in this area as well.

8 CHAIRMAN EWASUTYN: Dominic Cordisco,  
9 Planning Board Attorney.

10 MR. CORDISCO: I have no comments  
11 at this time. Thank you.

12

13 (Time noted: 7:15 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 31st day of December 2025.

  
\_\_\_\_\_  
MICHELLE CONERO

STATE OF NEW YORK : COUNTY OF ORANGE  
TOWN OF NEWBURGH PLANNING BOARD  
----- X  
In the Matter of

FUCHECK SUBDIVISION  
(2021-31)

26 Tarben Way  
Section 6; Block 1; Lots 11 & 12  
AR Zone

----- X

BOARD BUSINESS

Date: December 18, 2025  
Time: 7:15 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  
LISA CARVER  
STEPHANIE DeLUCA  
DAVID DOMINICK  
JOHN A. WARD

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 item under  
3 Board Business tonight is the Fucheck  
4 Subdivision.

5 Ken Mennerich will read the e-mail  
6 we received.

7 MR. MENNERICH: The e-mail is dated  
8 Thursday, December 11, 2025. It's copied  
9 to John Ewasutyn. Subject, letter to the  
10 Planning Board. "Mr. Ewasutyn, on behalf  
11 of the applicants Ray and Dawn Fucheck, I  
12 am requesting a six-month extension for  
13 approval of the Fucheck minor subdivision,  
14 application 2021-31. We had submitted  
15 the bond estimate, bond documentation and  
16 maintenance agreement to your engineering  
17 and legal consultants (most recently on  
18 November 25, 2025). I have not received  
19 any response on the suitability of these  
20 documents. The current approval expires  
21 on December 21, 2025. Rahul Verma, PE."

22 CHAIRMAN EWASUTYN: Pat, would you  
23 give us the dates to grant the six-month  
24 extension?

25 MR. HINES: It would be six months

2 from December 21st, which would be  
3 June 21st.

4 The applicants have moved forward  
5 substantially with the conditions of  
6 approval. I believe Dominic has  
7 signed off on the maintenance agreement.  
8 The bond amounts are on the Town Board  
9 meeting for Monday the 22nd to establish  
10 the securities.

11 CHAIRMAN EWASUTYN: Thank you.

12 Would someone move for a motion to  
13 grant a six-month extension for the  
14 Fucheck Subdivision to June 21, 2026.

15 MR. WARD: So moved.

16 MR. BROWNE: Second.

17 CHAIRMAN EWASUTYN: I have a motion  
18 by John Ward. I have a second by Cliff  
19 Browne. Can I have a roll call vote  
20 starting with Dave Dominick.

21 MR. DOMINICK: Aye.

22 MS. DeLUCA: Aye.

23 MR. MENNERICH: Aye.

24 CHAIRMAN EWASUTYN: Aye.

25 MR. BROWNE: Aye.

2                    MS. CARVER:    Aye.

3                    MR. WARD:    Aye.

4                    CHAIRMAN EWASUTYN:    I would like to  
5                    thank everyone for attending this evening's  
6                    meeting.

7                    We are wishing everyone a happy  
8                    holiday.

9                    I'll take a motion from the Board  
10                   to close the Planning Board meeting of  
11                   December 18, 2025.

12                   MS. DeLUCA:    So moved.

13                   MS. CARVER:    Second.

14                   CHAIRMAN EWASUTYN:    I have a motion  
15                   by Stephanie DeLuca.    I have a second by  
16                   Lisa Carver.    Can I have a roll call vote  
17                   starting with Dave Dominick.

18                   MR. DOMINICK:    Aye.

19                   MS. DeLUCA:    Aye.

20                   MR. MENNERICH:    Aye.

21                   CHAIRMAN EWASUTYN:    Aye.

22                   MR. BROWNE:    Aye.

23                   MS. CARVER:    Aye.

24                   MR. WARD:    Aye.

25                   (Time noted:    7:20 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  
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That hereinbefore set forth is a true  
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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 31st day of December 2025.

  
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MICHELLE CONERO

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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 9th day of July 2025.

*Michelle Conero*  
\_\_\_\_\_  
MICHELLE CONERO