

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

5 ELKAY PARTNERS DEVELOPMENT
6 (2024-29)

7 Brewer Road
8 Section 39; Block 1; Lot 32
9 R-3 Zone
- X

10 FINAL SCOPING DOCUMENT
MULTI-FAMILY APARTMENTS/SENIOR HOUSING

11 Date: December 18, 2025
12 Time: 7:00 p.m.
13 Place: Town of Newburgh
14 Town Hall
1496 Route 300
14 Newburgh, NY 12550

15 BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
16 KENNETH MENNERICH
17 CLIFFORD C. BROWNE
18 LISA CARVER
18 STEPHANIE DeLUCA
19 DAVID DOMINICK
19 JOHN A. WARD

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

21 APPLICANT'S REPRESENTATIVES: LARA MONROE
22 STANLEY SCHUTZMAN

23 - X
24 MICHELLE L. CONERO
24 Court Reporter
24 845-541-4163
25 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.

2 over to Dominic Cordisco, Planning
3 Board Attorney.

4 MR. CORDISCO: Thank you,
5 Mr. Chairman.

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

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

19 CHAIRMAN EWASUTYN: Please. Thank
20 you.

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

2 minor clarifications.

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

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

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

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

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

2 has been added to the document.

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

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

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

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

14 CHAIRMAN EWASUTYN: Thank you,
15 Mr. Cordisco.

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

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

22 CHAIRMAN EWASUTYN: Jim Campbell,
23 Code Compliance.

24 MR. CAMPBELL: I have no comment.

25 CHAIRMAN EWASUTYN: John Ward,

2 Planning Board Member.

3 MR. WARD: No comment.

4 MS. CARVER: No comment.

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

9 CHAIRMAN EWASUTYN: No comment.

10 Ken Mennerich.

11 MR. MENNERICH: No comment.

12 MS. DeLUCA: No comment.

13 MR. DOMINICK: No comment.

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

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

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

2 motion.

3 MR. DOMINICK: So moved.

4 MS. DeLUCA: Second.

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

9 MR. WARD: Aye.

10 MS. CARVER: Aye.

11 MR. BROWNE: Aye.

12 CHAIRMAN EWASUTYN: Aye.

13 MR. MENNERICH: Aye.

14 MS. DeLUCA: Aye.

15 MR. DOMINICK: Aye.

16 CHAIRMAN EWASUTYN: Motion carried.

17 MR. CORDISCO: Mr. Chairman, I
18 would just like to add that the next step
19 in this process will be dependent on the
20 applicant, because now the applicant has
21 the outline of what they need to do for
22 the environmental studies that are
23 required for the project. The next step
24 will be for them to begin preparing those
25 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.
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13 (Time noted: 7:07 p.m.)

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1 Elkay Partners Development

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

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

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

11 I further certify that I am not
12 related to any of the parties to this
13 proceeding by blood or by marriage and that
14 I am in no way interested in the outcome of
15 this matter.

16 IN WITNESS WHEREOF, I have hereunto
17 set my hand this 31st day of December 2025.

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Michelle Conero

MICHELLE CONERO

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

5 ROCKET SUBDIVISION
6 (2025-08)

7 Candelstick Hill Road
8 Section 6; Block 1; Lot 56.21
9 AR Zone
- X

10 SUBDIVISION PLAT - TWO LOTS

11 Date: December 18, 2025
12 Time: 7:08 p.m.
13 Place: Town of Newburgh
14 Town Hall
14 1496 Route 300
14 Newburgh, NY 12550

15 BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
16 KENNETH MENNERICH
17 CLIFFORD C. BROWNE
18 LISA CARVER
18 STEPHANIE DeLUCA
18 DAVID DOMINICK
18 JOHN A. WARD

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

21 APPLICANT'S REPRESENTATIVE: JONATHAN CELLA
22
23 - X

24 MICHELLE L. CONERO
24 Court Reporter
24 845-541-4163
25 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 septic systems.

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.

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.

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.

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13 (Time noted: 7:15 p.m.)

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1 Rocket Subdivision

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

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

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

11 I further certify that I am not
12 related to any of the parties to this
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Michelle Conero

MICHELLE CONERO

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

5 FUCHECK SUBDIVISION
6 (2021-31)

7 26 Tarben Way
Section 6; Block 1; Lots 11 & 12
8 AR Zone

9 - X

10 BOARD BUSINESS

11
12 Date: December 18, 2025
13 Time: 7:15 p.m.
14 Place: Town of Newburgh
Town Hall
1496 Route 300
15 Newburgh, NY 12550

16 BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
17 KENNETH MENNERICH
CLIFFORD C. BROWNE
18 LISA CARVER
STEPHANIE DeLUCA
DAVID DOMINICK
19 JOHN A. WARD

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

22

23 - X
MICHELLE L. CONERO
24 Court Reporter
845-541-4163
25 michelleconero@hotmail.com

2 CHAIRMAN EWASUTYN: The item under
3 Board Business tonight is the Fuchek
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 Fuchek, I
12 am requesting a six-month extension for
13 approval of the Fuchek 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 Fuchcheck 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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3 C E R T I F I C A T I O N

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

9 That hereinbefore set forth is a true
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11 I further certify that I am not
12 related to any of the parties to this
13 proceeding by blood or by marriage and that
14 I am in no way interested in the outcome of
15 this matter.

16 IN WITNESS WHEREOF, I have hereunto
17 set my hand this 31st day of December 2025.

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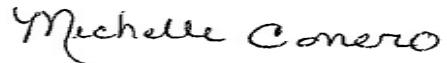
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MICHELLE CONERO

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

4 I, MICHELLE CONERO, a Notary Public
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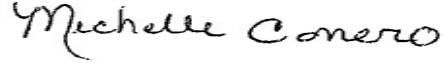
7 I further certify that I am not
related to any of the parties to this
proceeding by blood or by marriage and that
8 I am in no way interested in the outcome of
this matter.

9 IN WITNESS WHEREOF, I have hereunto
set my hand this 9th day of July 2025.

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MICHELLE CONERO

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