



**TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT NAME:	CHRISTIAN FRIENDS WELCOME ASSEMBLY CHURCH-DAYCARE USE
PROJECT NO.:	26-03
PROJECT LOCATION:	SECTION 97, BLOCK 1, LOT 63
REVIEW DATE:	28 MAY 2026
MEETING DATE:	4 JUNE 2026
PROJECT REPRESENTATIVE:	LANC & TULLY, DPC, JOHN QUEENAN, P.E.

1. The applicants have received an interpretation from the Zoning Board of Appeals on 23 April 2025 that no variances are required for the approval of the above referenced amended site plan. Copy of the applicant's representative letter and the ZBA are attached.
2. The project is before County Planning and is currently as of this date at 80%. It is anticipated that County Planning will be received prior to the meeting.
3. The Planning Board waived the requirement for a Public Hearing at the May 2026 Planning Board meeting.
4. The project involves no exterior changes to the building and no construction activity. Any and all work be within the interior of the building.
5. The application identifies that the childcare use of the site will not occur at the same time as site is used as a place of worship

Respectfully submitted,
MHE Engineering, D.P.C.

A handwritten signature in blue ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines
Principal
PJH/kmm

A handwritten signature in blue ink, appearing to read 'Quinn M. Mullarkey'.

Quinn M. Mullarkey, P.E.
Senior Engineer

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May 28, 2026

Mr. John Ewasutyn, Chairman
Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, New York 12550

Re: Christian Friends Welcome Assembly Church
Daycare Use (Amended Site Plan)
SBL: 97-1-63
Town Planning Board No.: 26-03

Dear Chairman Ewasutyn,

On behalf of the applicant, please find attached the Code Compliance Project Comments dated May 7, 2026 received by our office from James Campbell, Building Inspector, which clarified the interpretation made by the Zoning Board of Appeals on April 23, 2025, that no variance is required for approval of the above referenced Amended Site Plan for Christian Friends Welcome Assembly Church Daycare Use. No new signage is proposed at this time.

We would like to thank you for your consideration and the Zoning Board's consideration with regard to a positive outcome for the applicant.

If you require any additional information or have any questions, please do not hesitate to contact our office.

Sincerely,
Lanc & Tully, D.P.C.


John Queenan, P.E.

cc: Patrick Hines, MHE
Attachments

**Town of Newburgh
Code Compliance Department**

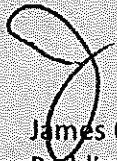
21 Hudson Valley Professional Plaza
Newburgh, NY 12550
845.564.7801 Phone
845.564.7802 Fax

Code Compliance Project Comments

PROJECT NAME:	CHRISTIAN FRIENDS WELCOME ASSEMBLY CHURCH – DAYCARE USE (AMEND. SITE)
PROJECT NUMBER:	PB2026-03
SECTION-BLOCK-LOT:	97-1-63
MEETING DATE:	05/07/2026

1. At the 04/23/2026 the Town of Newburgh Zoning Board made an interpretation that a nursery school and a daycare are the same use. No variance required.
2. Is there going to be any new signage or changes to the existing signage? If so the sign information needs to be received and reviewed for compliance. ARB for signage may also be required.

Respectfully,



James Campbell
Building Inspector

James R. Loeb *
Richard J. Drake**
Glen L. Heller ◊
Marianna R. Kennedy
Gary J. Gogerty
Stephen J. Gaba
Adam L. Rodd
Dominic Cordisco
Ralph L. Puglielle, Jr.
Alana R. Bartley ◊◊
Aaron C. Fitch

Sarah N. Wilson
Michael J. Barfield ◊◊
Ivan M. Bonet ◊◊

Jennifer L. Schneider
Managing Attorney

* Retired 2025

** Retired 2015; d. 2025

◊ LL.M. in Taxation

◊◊ Member NY & NJ Bar

February 9, 2026

BY EMAIL ONLY

Darrin J. Scalzo, Chairman
Zoning Board of Appeals
Town of Newburgh
Town Hall
1496 Route 300
Newburgh, New York 12550

Re: Christian Friends Welcome Assembly Church — Daycare Use Amended Site Plan
Planning Board Project No. 26-03

Dear Chairman Scalzo and Board Members:

At the Planning Board's February 5, 2026 meeting, the Planning Board resolved to refer this site plan application to the Zoning Board of Appeals for certain required variances for this proposed daycare facility.

This property is located at 7 D'Alfonso Road, designated on the tax map as Section 97, Block 1, Lot 63. The property is located in the R2 zoning district. The project requires the following variances:

Per the R-2 zoning bulk table, Column D, Item 6 allows for "Nursery Schools for preschool children". Typical pre-school children age is between 3 to 5 years old. If the daycare is going to be used for younger and /or older children then it will require either an interpretation or variance.

This matter is a SEQRA Type II action. Thank you for your consideration of this matter.

Very Truly Yours,



Dominic Cordisco

cc:

David A. Donovan, Esq., Attorney for the ZBA
Town of Newburgh Planning Board
Patrick J. Hines, Planning Board Consulting Engineer