



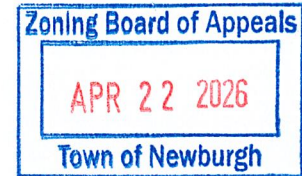
Siobhan Jablesnik <zoningboard@townofnewburgh.org>

Dilemme 4/23/26

kayla pillitteri <kaypill10@gmail.com>

Wed, Apr 22, 2026 at 12:48 PM

To: Siobhan Jablesnik <zoningboard@townofnewburgh.org>



Good afternoon,

In preparation for tomorrow's meeting, I am resubmitting the documentation originally provided in my January correspondence regarding the expansion and operation of Dilemme and Sons.

With the arrival of warmer weather, activity at the site has increased significantly compared to the winter months, when initial site visits may have taken place. For that reason, I believe it is important that the Board review the most current and comprehensive information available.

The attached materials outline the progression and current scope of operations, supported by Google Earth historical imagery and photographic evidence. These materials demonstrate that while the property may have once functioned as a small home office, its use has expanded substantially and now operates in a manner consistent with a full-scale construction yard. Aerial images, provided in approximately ten-year increments, clearly illustrate the growth in both size and intensity of activity over time.

I would also like to address the suggestion that concerns raised are comparable to "moving from NYC and complaining about roosters." My family has been part of the Grandview Estates community for over 26 years. My husband grew up in this neighborhood, and we chose to purchase our home here in 2015 because of the character and quality of the area. We have personally witnessed the transition of this property from a small-scale home office to the large-scale operation it is today.

Included in the documentation is a map identifying the residences of neighbors who have provided testimony. This map demonstrates a clear correlation between proximity to the site and the negative impacts experienced, including daily noise and disruption. Residents located farther from the active operations are not subject to these conditions.

Additionally, Google Earth imagery indicates there is no access to the garage or construction area from the listed Route 300 address. All business-related activity appears to occur via Strawridge Road, within the residential neighborhood. This helps explain why Route 300 residents are unaffected and supports the concern that the business is not operating from its listed address.

Photographic evidence further shows multiple employees on site, rebar cutting, crane operation, and large commercial trucks obstructing Strawridge Road. These activities are consistent with commercial construction operations rather than a permitted residential or home-based use.

I am also seeking clarification from the Board regarding the potential for further expansion. Specifically, I would like to understand whether additional equipment, structures, or increased operational scale would be permitted under current regulations.

Due to file size limitations, video documentation of ongoing activity cannot be embedded in the document and will be submitted as separate attachments for your review.

Thank you for your time and careful consideration of this information. Please let me know if you have any difficulty accessing the materials or require any additional information.

Respectfully,
Kayla Pillitteri

Sent from my iPhone

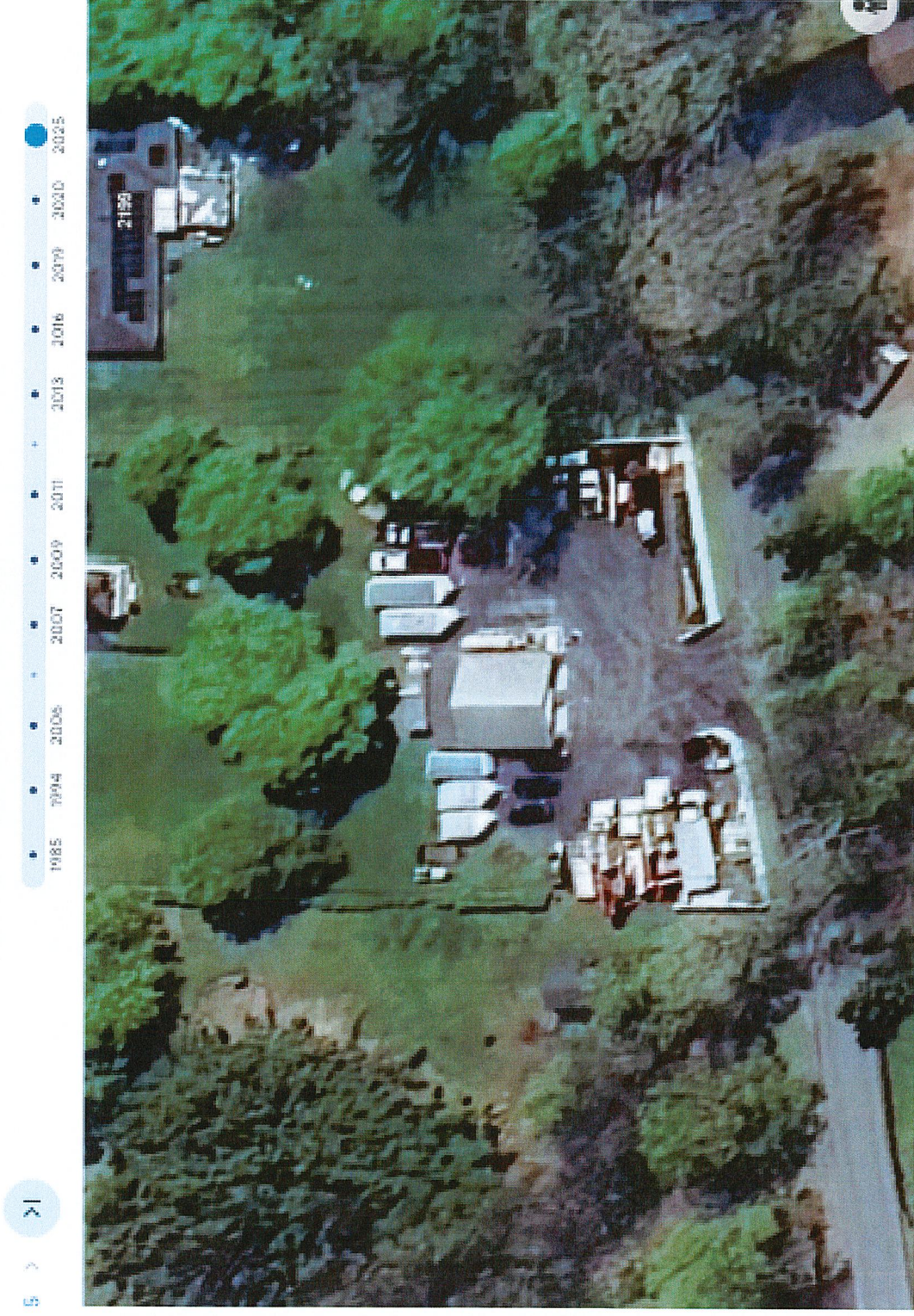
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Statement 1:

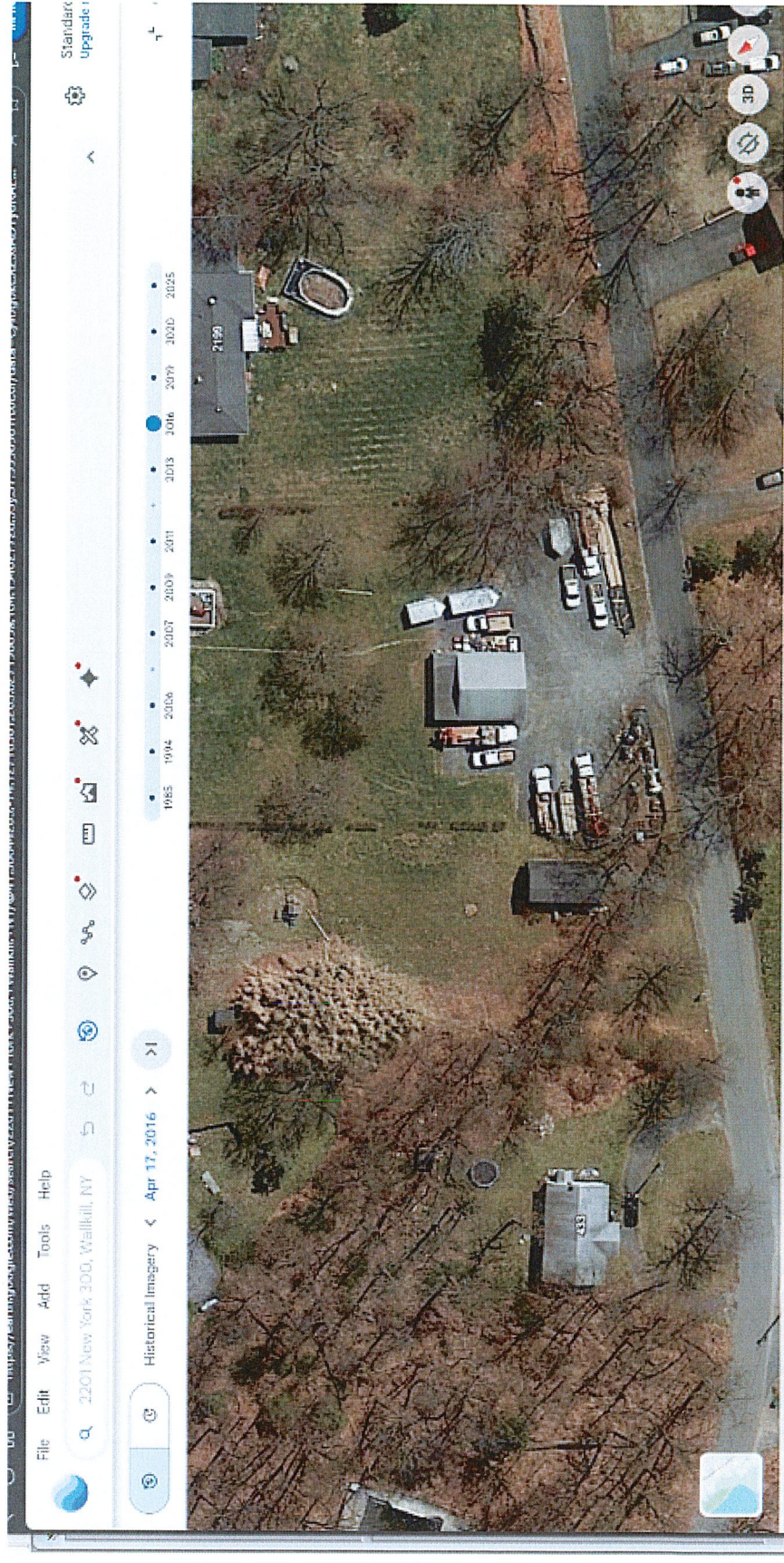
Dilemme and Sons Construction has grown exponentially over the years since they started doing business in the 80s. What may have been an office with an employee doing administrative work many years ago is not the current situation.

Evidence: Google Images of historical progression of the construction zone. Images from 2025, 2016, and 2006 provided so that growth in 10-year increments can be understood.

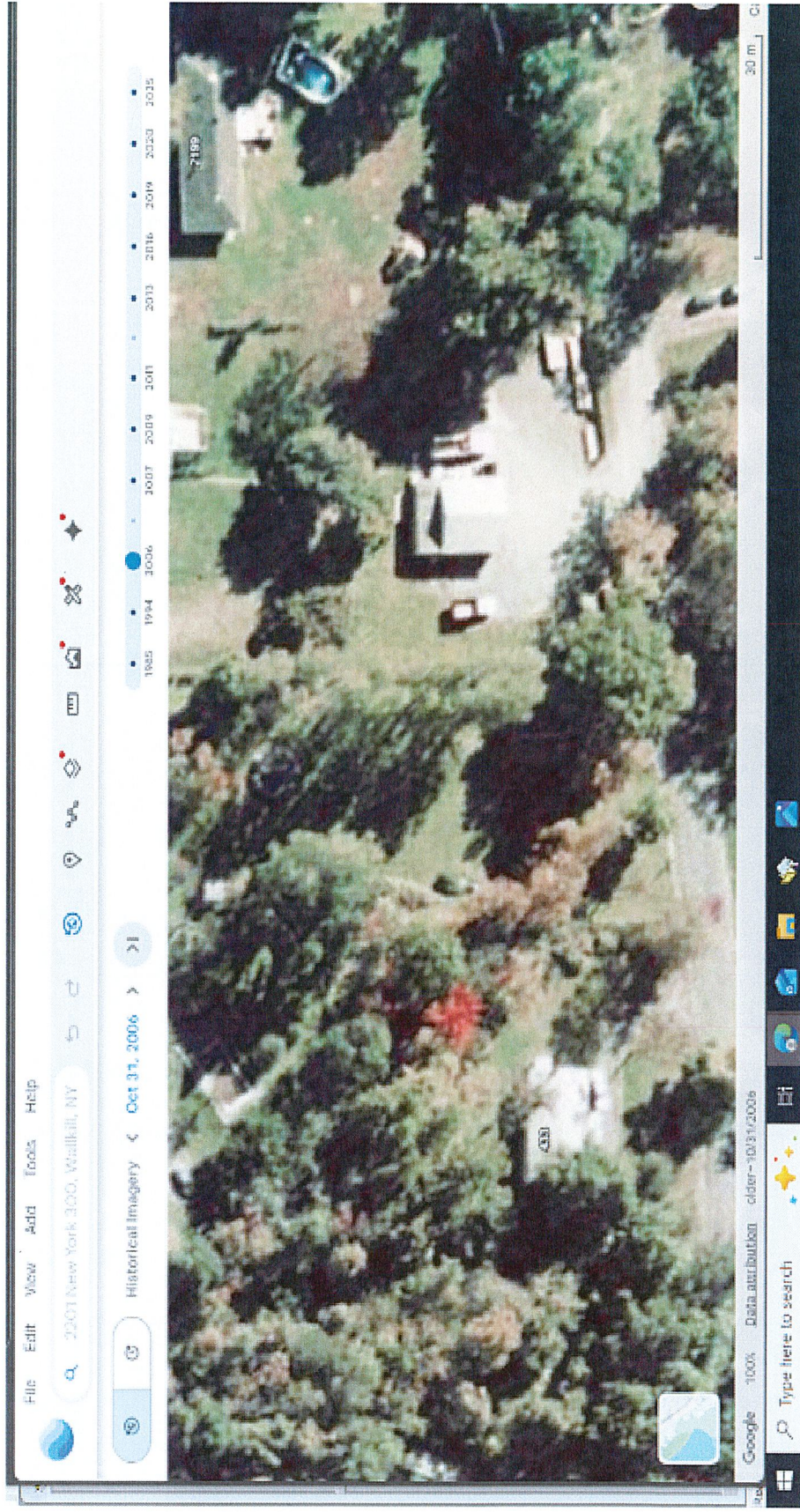
Statement 1 - Photo 1: Dilemme and Sons Construction- Google Earth 2025



Statment 1- Photo 2: Dilemme & Sons – Google Earth 2016 Historical Data



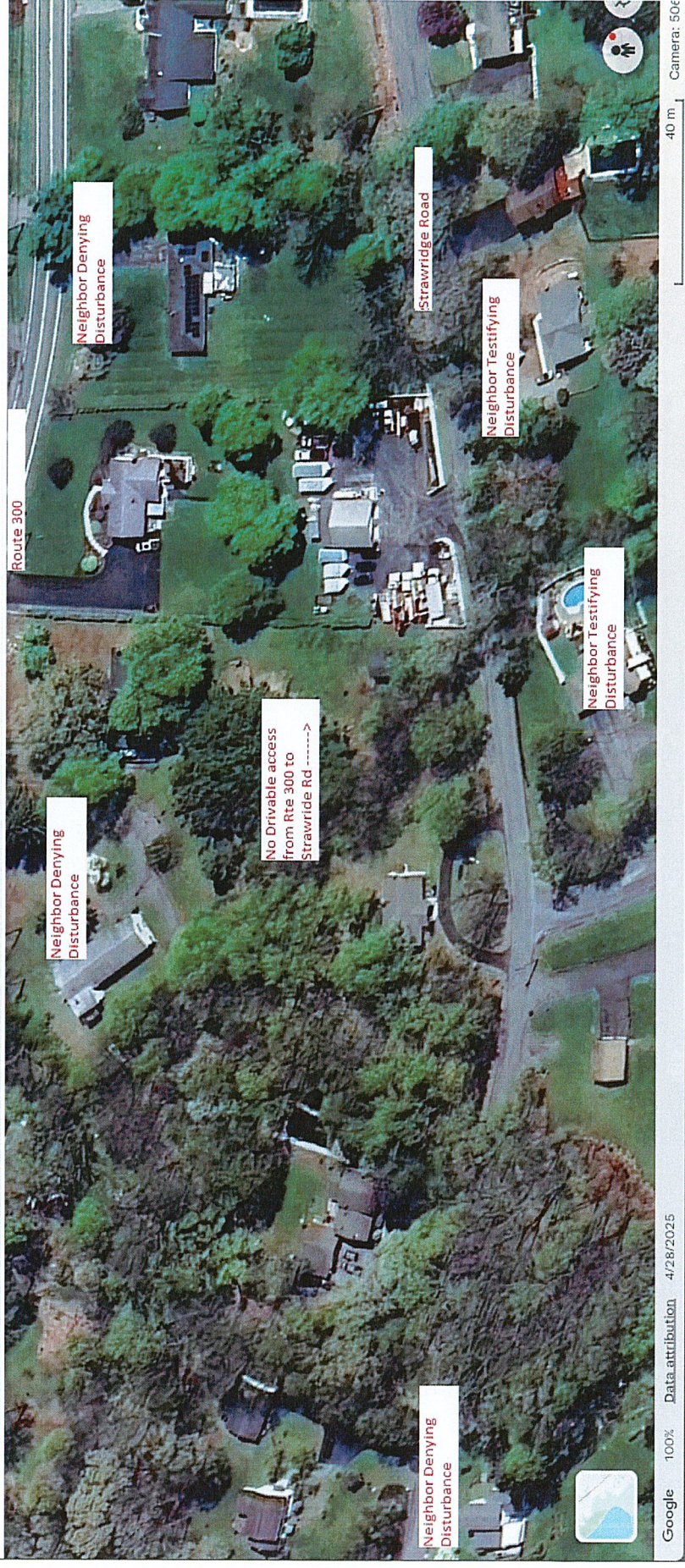
Statement 1- Photo 3: Dilemme & Sons – Google Earth 2006 Historical Data



Statement 2: The neighbors that testified at the appeal that they do not hear or have disturbances from the everyday construction taking place at Dilemme and Sons, reside on Rte 300 Newburgh, not Strawridge Road. Despite Route 300 listed as their address, the business/construction zone operates off Strawridge Rd and there is no access drive to the

“garage/workshop/construction zone” from Route 300. The neighbors that testified requesting a denial to the appeal, are the residents residing next to the construction zone on Strawridge Road.

Photo Evidence: Map detailing Dilemme and son location and proximity of testifying neighbors.



Statement 3: Construction takes place on property with multiple employees, at all hours of the day.

Photo Evidence: Pictures of cutting of rebar, operating heavy machinery (cranes), timestamps included to see that construction takes place from before 0600 and all throughout the day, rather than just administrative paperwork. Also

pictured is very large equipment trucks and tractor trailers blocking a safe, drivable Strawridge Road. Multiple videos to be sent separately featuring the non stop noise along with date and time stamps to support that it is not a one time occurrence.

I am unable to upload videos to this document. Please view attachments to see how this is having a detrimental adverse impact on the community, undesirable to the surrounding neighborhood.



Cutting of rebar near the street January 2026. The day my son informed me that "sparks were flying in to the road as the bus went past"

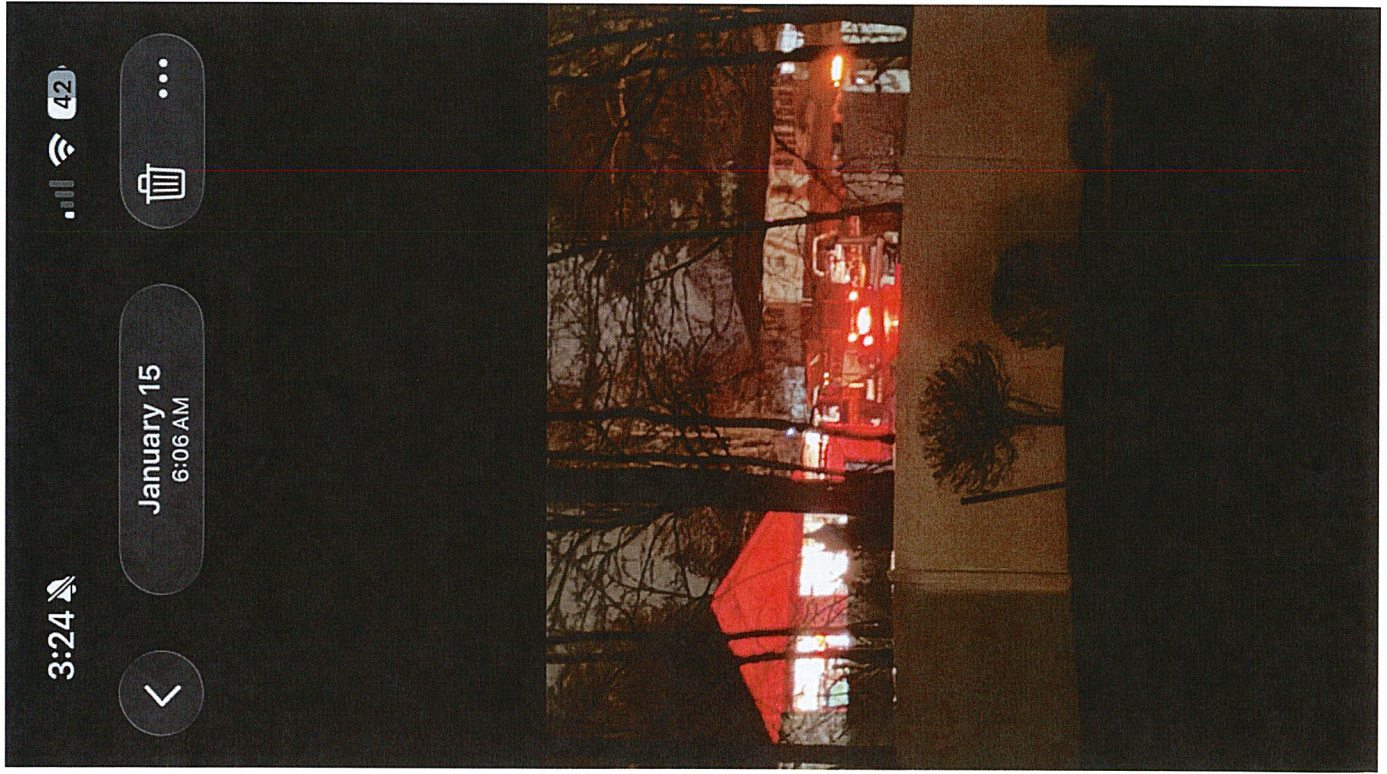


Tractor trailer blocking Strawwide Road

Large equipment blocking Strawridge Road



Excessive noise at 0606. 1/15/2026





1/14/26 at 2:28 pm. Large machinery operation and trucks. Not simply loading and unloading at beginning and end of work day