



Siobhan Jablesnik <zoningboard@townofnewburgh.org>

Variance

fmagman@gmail.com <fmagman@gmail.com>

Fri, Jan 9, 2026 at 6:01 AM

To: zoningboard@townofnewburgh.org

Cc: nick@dilemmeconcrete.com

Mr chairman Scalzo and members of the zoning board

My name is Frank Magnanini. I've lived on Strawridge Road for the last 66 years, I've known the Dilemme Family most of my life. Nick and his family have always been good hospitable and courteous individuals. Their commercial operation has never overwhelmed the quiet street of Strawridge Road, the only time I remember he's there is when I drive by his place. I fully support the variance application at 2201 Route 300 wallkill , New York.

Sincerely Frank Magnanini

Sent from my iPad



Siobhan Jablesnik <zoningboard@townofnewburgh.org>

Support for Variance Application- Nick DiLemme, Jennifer DiLemme, and DiLemme & Sons 2201 Route 300, Wallkill, NY 12589

Edward Madson <edward.madson@gmail.com>

Wed, Jan 21, 2026 at 4:20 PM

To: "zoningboard@townofnewburgh.org" <zoningboard@townofnewburgh.org>

Dear Chairman Scalzo and other ZBA Board Members:

I am writing in support of Nick DiLemme's application for a variance authorization for his family's business at 2201 Route 300, Wallkill, NY.

I lived at [442 Strawridge Road](#), directly across from the back of the Dilemma residence for 35 years and I (and my family) never had any issues with the way Nick's father (Nick Sr.) grew his business from a one-man operation with a pick-up truck to the thriving business it has become as one of the Mid-Hudson's premier concrete and foundation businesses.

During that time, the DiLemme family were respectful and obliging of their neighbors, always checking in with them to make sure that as their business grew, their operations did not become an eyesore or disturbance in the neighborhood. They erected a fence so that the view from our front windows would not be of a garage and work-site across the street.

The DiLemme's were also excellent neighbors, providing free snow plowing and fall/spring clean up assistance for neighbors who lacked the means or ability to take care of those tasks themselves.

It grieves me that the current occupants of my former home have filed a complaint about the DiLemme's business instead of approaching them directly with their concerns. The DiLemme's business has been an institution for over 40 years, and deserves this variance.

Sincerely,

Edward J. Madson

[61 Sands Ave, Milton, NY 12547](#)

(formerly of [442 Strawridge Road, Wallkill, NY](#))

01/21/2026

Town of Newburgh Zoning Board of Appeals
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

RE: Support for Variance Application – Nick DiLemme, Jennifer DiLemme and DiLemme & Sons Inc. 2201 Route 300 Wallkill, NY 1258.

Dear Chairman Scalzo and Members of the Newburgh Zoning Board,

We, Carl & Christa Rucker of 425 Strawridge Rd. Wallkill, NY are writing to you today in support of the Variance Application submitted by Nick & Jennifer DiLemme and DiLemme & Sons Inc..

It is our understanding that their family business has been in existence at this location for close to 40 years. In the 20 years that we have lived just three houses down from them, we have never been disturbed in any way by their operations, including any noise, dust, unsightliness etc. nor have we ever heard complaints about them from surrounding neighbors. Their property has always been well maintained and orderly. With the addition of the fencing they placed around the property, their presence has even gone completely unnoticed by friends and family visiting our home.

In regards to the limited number of trucks going in and out of the property, we have never felt that there was a safety issue. When our children were in school, they would often walk home past the DiLemme's property from the late afternoon bus stop and there was never an instance in which they or we felt as if it was unsafe to do so. In fact, our road is frequented by people walking dogs, exercising, children riding bicycles etc. and it is our belief that they would not be doing so if truck traffic was a safety concern.

The Dilemme's have always been good neighbors who have contributed to the neighborhood for many years, whether it's annually clearing away overgrowth around a bend in the road that causes a hazardous blind spot or helping neighbors in need with their homes, including our very own. We sincerely hope that this longstanding Wallkill family and business are not impacted by new complaints against them when they have been a Wallkill staple for longer than most have lived here.

Sincerely,

Carl and Christa Rucker



Siobhan Jablesnik <zoningboard@townofnewburgh.org>

DiLemme Concrete

monica carfora-hanke <kindergirl2@gmail.com>
To: zoningboard@townofnewburgh.org

Thu, Jan 22, 2026 at 3:22 PM

Good afternoon,

My name is Larry Hanke and I have lived on Strawridge Road since 2009. Throughout the almost 17 years I have lived here, Nicholas DiLemme along with his employees have been kind and caring neighbors. DiLemme Concrete has served our community for decades from their current location and should be allowed to continue to do so.

Thank you so much for your time

Larry Hanke

I have resided in my home since 1973. When the senior Mr. DiLemme sought support of his neighborhood to have his business established at the property now being addressed; my husband Dwight, deceased, and I gave full consent. This family business has continued without incidence, again fully supporting that it does so as established. They have always been honest, hard working, considerate neighbors. This property is well kept in appearance. To do otherwise is a cause of hardship and unwarranted expense to a family just wanting to continue their legacy. Anyone moving into this area has been fully aware of its existence and workings before doing so. Thank you for your consideration in this matter.

Sincerely, Virginia Aller

Christine Betanzos
16 Sunny Lane
Wallkill, NY 12589

January 20, 2026

Chairman Scalzo and members of the Zoning Board
21 Hudson Valley Professional Plaza
Newburgh, NY 12550
Zoningboard@townofnewburgh.org

Dear Chairman Scalzo and members of the Zoning Board:

After reading an anonymous post on Facebook stating "If the illegally located construction company (DiLemme) at the top of Strawridge Rd in our RESIDENTIAL NEIGHBORHOOD is frustrating to you" I felt it was important to add my perspective as someone who has lived nearby for decades. Before the post was removed, many residents voiced their support for DiLemme and Sons Inc.

As a child, I spent a great deal of time on Strawridge Road riding bikes, visiting friends, and enjoying the neighborhood long before many of the newer homes and roads were built. Throughout all these years, the DiLemme family and their business have never caused any concerns. Their property has always been exceptionally well maintained, and there has never been noise, disruption, or activity that would negatively impact the surrounding community.

This is a familyrun business built by a parent and carried on by his children, who are now adults contributing to our local economy and community. They have been respectful neighbors and responsible property owners for as long as I can remember.

For these reasons, I fully support DiLemme and Sons Inc. remaining at their current location.

Best Regards,

Christine Betanzos

Patricia Betanzos
11 Fox Hill Road
Wallkill, NY 12589

January 19, 2026

Chairman Scalzo and members of the Zoning Board
21 Hudson Valley Professional Plaza
Newburgh, NY 12550
Zoningboard@townofnewburgh.org

Dear Chairman Scalzo and members of the Zoning Board:

After reading a post on faceBook encouraging “frustrated” residents to attend a Zoning Board Meeting with regard to the Dilemme family business, I feel compelled to support our longtime neighbor, the Dilemme family and business.

I have lived within 1,500 feet of the property in question for over 45 years and know the well-kept property with an immaculate yard. There is NO evidence of any activities or happenings that could cause anyone concern.

I will be at the meeting in support of an outstanding resident and neighbor.

Best Regards,

Patricia Betanzos

Patricia Betanzos

11 Fox Hill Road
Wallkill, NY 12589 (Town of Newburgh)
Patricia0603@hotmail.com

We support the DiLemme Family for Variance Application Neighbors for 32 years The Popes



Siobhan Jablesnik <zoningboard@townofnewburgh.org>

Dilemme Concrete

Carin Foster <sut3000@gmail.com>

Wed, Jan 21, 2026 at 7:05 AM

To: "zoningboard@townofnewburgh.org" <zoningboard@townofnewburgh.org>

To Chairman Scalzo and Members of the Zoning Board,

I am writing this letter in strong support of the Dilemme family and their small business. Along with being positive members of the community, they have run a small business helping to build the community from the ground up. Nick is a neighbor of ours and has always proven to be dependable, trustworthy, family- oriented, and open minded.

It is hard to think we live in a place where you can put your heart and soul into a company, a long with your family, and one day to be told to get out. I hope that instead of pushing this business farther from the community everyone can find a compromise. We have lived in this community for our entire lives, graduating from Newburgh Free Academy in the 90's to grow up to purchase our own home here in the Town of Newburgh. We strongly believe that we need more upstanding businesses with family values like Nick and his family run. It is our hope that you will come to a solution that embrasses them into the community instead of shunning them. We have spoken to the Dilemme family personally, and we are sure they would be willing to find a comprised solution to the issues at hand.

They conduct their business much like their family, and we would hate to see something that brings so much to all of us as community members to get dismissed after 30 plus years.

Thank you for your time.

Sincerely,
Carin and Frank Foster

Susan & Anthony Carfizzi Sr.
9 Kings Hill Terrace
845-566 1506

Zoning Board of Appeals.

Whom it may concern:

This letter is in reference to the hearing involving
Di Lemme & Di Lemme & Sons at 2201 State Rt 300

The Carfizzi Family, since the 1950's, has known the
Di Lemme and Anthonys father, sold Nick Sr. the
property at 2201. The family settled there in or since
the 1960's and were respected by all. The land has
been well kept and we don't see any reason not to
let it stay a legal non-conforming parcel.

Sincerely
Susan Carfizzi
A. J. Carfizzi Sr.



Siobhan Jablesnik <zoningboard@townofnewburgh.org>

Dilemme and sons

tim spindler <timspin9@yahoo.com>
To: zoningboard@townofnewburgh.org

Tue, Jan 20, 2026 at 4:24 PM

To the Members of the Zoning Board,

I am writing in support of granting a zoning variance to allow Delemme and sons to remain at its current address, where it has operated responsibly for 45 years. During this time, it has been a stable, compliant, and respectful neighbor while contributing to local employment and the community's economic vitality. I respectfully urge the Board to approve this variance and allow the business to continue serving the area.

Sincerely,

Tim and Ivana Spindler

388 Strawridge Rd



Siobhan Jablesnik <zoningboard@townofnewburgh.org>

Hearing regarding Nick DiLemme,et al.

Phillip Kirschen <phillipkirschen@yahoo.com>

Tue, Jan 20, 2026 at 2:06 PM

To: "Zoningboard@townofnewburgh.org" <zoningboard@townofnewburgh.org>

I writing to offer my support for the application of Nick DiLemme, Jennifer DiLemme, and DiLemme and Sons, Inc. for the continued use of the commercial business located at [2201 Route 300, Newburgh, NY](#). As you may be aware the property in question also lies on Strawridge Road, Newburgh, New York. I have resided at [399 Strawridge Road](#), Wallkill, NY 12589 since August 1, 1971. I believe the DiLemme business began some time around 1981. Strawridge Road has gained more private homes since the time I began living there. It is noted that the Grandview development on Strawridge Road was built well after the DiLemmes began their concrete business and therefore anyone in the development now complaining about the business activity should have been well aware of its existence before building their home or purchasing a home in the development.

Except for the morning and evening commute, there is very little traffic on Strawridge Road during the rest of the day. In the years since the DiLemme business began, I have not witnessed any adverse effect from the business. Their vehicles and equipment enter and exit their property on Strawridge Road, usually early morning. As such I have never experienced any delays driving past the property. Nor have I seen any damage or other possible adverse effect to the road or neighbors' properties.

I urge you approve the application. If you require any other information from me, I can be reached at 914-805-0629.

Sincerely,

Phillip B. Kirschen

**Philip A. LaRocco
15 Arcadia Drive
Wallkill, NY 12589
845-913-6014**

January 12, 2026

Town Of Newburgh
Zoning Board of Appeals
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

**Re: 2201 Route 300 Wallkill, NY Nick DiLemme, Jennifer DiLemme &
DiLemme & Sons Inc.**

Dear Mr. Scalzo and Members of the Zoning Board:

Prior to my current address I lived at 2221 State Route 300 for 47 years and have known Mr. Dilemme and his business for over 40 years. During that time, I do not remember any issues with his business at 2201 Route 300. The residence and business have been at its current location prior to the development of Grandview Estates in 1999 where I now live in the Town of Shawangunk. I go past the back of the business on Strawridge Road each day and the only thing I see is the storage of equipment as it has been for 40 years. I would strongly recommend you grant the business to continue as a legal non-conforming business for commercial use.

Please feel free to contact me if you have any questions.

Sincerely Yours,





Siobhan Jablesnik <zoningboard@townofnewburgh.org>

Nick DiLemme, Jennifer DiLemme and DiLemme and Sons Inc

Camille Reid <camillereid@yahoo.com>

Fri, Jan 16, 2026 at 10:30 AM

To: "zoningboard@townofnewburgh.org" <zoningboard@townofnewburgh.org>

I received your notice of hearing on the above referenced appeal. I am Camille Reid and live at [413 Strawridge Road, Walkill, NY](#). I have absolutely no objection to allowing the request. Historically the DiLemme & Sons have been respectful of their neighbors and the neighborhood. I am sorry I could not physically attend the meeting. I hope this suffices. If not, please let me know .

Respectfully,

Camille Reid



Siobhan Jablesnik <zoningboard@townofnewburgh.org>

Support for Variance Application - Nick DiLemme, Jennifer DiLemme and DiLemme & Sons Inc. 2201 Route, Walkill, NY 12589

donnahimm@verizon.net <donnahimm@verizon.net>

Mon, Jan 19, 2026 at 6:06 PM

To: "zoningboard@townofnewburgh.org" <zoningboard@townofnewburgh.org>

January 19, 2026

RE: Meeting to be held January 22, 2026 – Application for Variance – Nick DiLemme, Jennifer DiLemme and DiLemme & Sons Inc. [2201 Route 300, Walkill, NY 12589](#)

Dear Chairman Scalzo and Members of the Zoning Board – Town of Newburgh Zoning Board of Appeals:

We have been residents of the Town of Newburgh for 27 years. Throughout these many years of knowing Nick, he has always been especially polite and considerate of his neighbors' residences. Nick manages his property at a pristine level and has offered help to us when we needed assistance with concerns for our property's maintenance. We are writing this letter in support of Nick's variance request. Surely his request is a necessity for the future operation of his business. Without any doubt all properties that are adjacent to his business will not be encroached in any way and will be treated with respect.

If additional information is required concerning this letter, feel free to contact us at (845) 566-7162 or (914) 805-0485. Please give Nick your utmost consideration to grant him the variance for which he has applied.

Sincerely,

Arthur B. Himmelberger and Donna L. Himmelberger
donnahimm@verizon.net



Siobhan Jablesnik <zoningboard@townofnewburgh.org>

Support for Variance Application-Nick DiLemme, Jennifer DiLemme and DiLemme & Sons Inc.

John Petrolese <jpetrolese@verizon.net>

Mon, Jan 19, 2026 at 5:24 PM

To: "zoningboard@townofnewburgh.org" <zoningboard@townofnewburgh.org>

Cc: "nick@dilemmeconcrete.com" <nick@dilemmeconcrete.com>

Dear Chairman Scalzo and Members of the Zoning Board,

We are writing to you today to give our full support to the DiLemme family regarding their variance application.

We have lived at [2188 State Route 300 Walkill NY](#) since July 6, 1984. When we moved here we quickly learned about the great people that formed this neighborhood. The Carfizzi's, the Piccone's, the Aller's, the Cuomo's, and of course, the DiLemme's. Our home was built in 1958, which we purchased from the Branley's. As the years passed, new people moved in but we have always been a quiet, peaceful, and united neighborhood.

Throughout all the years, the DiLemme family have always been good neighbors. In the mornings, their vehicles quietly come out of Strawridge Road onto Route 300. At night, they quietly come back; there is never an issue. When you live on this road as long as we have you know who is screeching out onto 300, and who is respecting the neighbors.

We have been doing business with DiLemme & Sons since 1985. They are a respectable family, they are a great asset to our neighborhood, and to the community, and we give them our full support in this endeavor.

Sincerely,

John and Elena Petrolese
[2188 State Route 300](#)
[Walkill NY 12589-2978](#)
845-564-6486



Siobhan Jablesnik <zoningboard@townofnewburgh.org>

Support for Variance Application- Nick Dilemme, Jennifer Dilemme and Dilemme & Sons Inc

Steven Diaz <sdiaz3204@gmail.com>

Mon, Jan 19, 2026 at 5:03 PM

To: "zoningboard@townofnewburgh.org" <zoningboard@townofnewburgh.org>

Cc: nick@dilemmeconcrete.com

Dear Chairman Scalzo and Members of the Zoning Board,

I am writing in connection with the hearing of Nick Dilemme, Jennifer Dilemme and Dilemme & Sons Inc., located at **2201 Route 300, Wallkill, New York 12589**. I reside at **2199 Route 300, Wallkill, New York 12589**, and have lived adjacent to this property for approximately seventeen (17) years. During this time, I have not experienced any issues related to excessive noise, traffic congestion, or blocked road conditions as a result of the business operations conducted at this location.

Our properties share a common grass line, which he consistently maintains along with the surrounding roadway. Debris is promptly removed, and during the winter months snow is cleared in a timely manner. These maintenance efforts are undertaken responsibly and entirely at his own expense, contributing positively to the safety, cleanliness, and overall condition of the neighborhood.

It is also important to note that this business was operating at this location prior to my purchase of my home. I was fully aware of the existence of the business at the time of purchase, and had I believed that its presence would be a nuisance or negatively impact my quality of life, I would have chosen to purchase a home elsewhere. Based on my long-standing experience as a neighboring property owner, I believe he should be permitted to continue conducting his operations as he has done responsibly for many years.

Based on my personal experience, I have no objections or concerns regarding the operation of this construction company and respectfully submit this letter in support of its continued operation.

Respectfully submitted,

Steven Diaz
[2199 Route 300](#)
Wallkill, NY 12589
Phone: (917)-557-1817

 **Zonning Board .pdf**
609K

To Chairman Scalzo and Members of the Zoning Board,

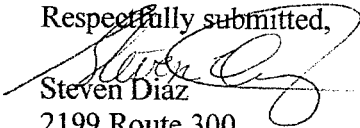
I am writing in connection with the hearing of Nick Dilemme, Jennifer Dilemme and Dilemme & Sons Inc located at **2201 Route 300, Wallkill, New York 12589**. I reside at **2199 Route 300, Wallkill, New York 12589**, and have lived adjacent to this property for approximately seventeen (17) years. During this time, I have not experienced any issues related to excessive noise, traffic congestion, or blocked road conditions as a result of the business operations conducted at this location.

Our properties share a common grass line, which he consistently maintains along with the surrounding roadway. Debris is promptly removed, and during the winter months snow is cleared in a timely manner. These maintenance efforts are undertaken responsibly and entirely at his own expense, contributing positively to the safety, cleanliness, and overall condition of the neighborhood.

It is also important to note that this business was operating at this location prior to my purchase of my home. I was fully aware of the existence of the business at the time of purchase, and had I believed that its presence would be a nuisance or negatively impact my quality of life, I would have chosen to purchase a home elsewhere. Based on my long-standing experience as a neighboring property owner, I believe he should be permitted to continue conducting his operations as he has done responsibly for many years.

Based on my personal experience, I have no objections or concerns regarding the operation of this construction company and respectfully submit this letter in support of its continued operation.

Respectfully submitted,



Steven Diaz

2199 Route 300

Wallkill, NY 12589

Phone: (917) -557-1817



Siobhan Jablesnik <zoningboard@townofnewburgh.org>

DiLemme Variance - 01/22/26 Meeting

Victor Tyner <victortyner6@gmail.com>

Mon, Jan 19, 2026 at 4:56 PM

To: "zoningboard@townofnewburgh.org" <zoningboard@townofnewburgh.org>, nick@dilemmeconcrete.com

To Chairman Scalzo and Members of the Zoning Board:

My wife and I were 28-year residents of Strawridge Rd in Wallkill and from our front porch we could see Nick DiLemme & Sons, Inc business. We never had any issues with the day-to-day operations. He has been a considerate and respectful neighbor who's ways kept his property neat and quiet. He would even have his employees pick up trash/debris from the road that wasn't their making. In all the years we lived there we never experienced anything that could be considered irritating or obnoxious.

We strongly urge you to support Nick DiLemme, Linda DiLemme, and DiLemme & Sons, Inc., variance.

Sincerely,

Victor and Donna Tyner



Siobhan Jablesnik <zoningboard@townofnewburgh.org>

DiLemme Variance 01/22/26 meeting

Nancy Wagner <nw40461@gmail.com>

Mon, Jan 19, 2026 at 2:38 PM

To: "zoningboard@townofnewburgh.org" <zoningboard@townofnewburgh.org>, nick@dilemmeconcrete.com

To: Chairman Scalzo & Members of the zoning board. Town of Newburgh zoning board of appeals, [21 Hudson Valley professional Plaza, Newburgh, NY 12550](#).

Re: Support for variant application Nick DiLemme, Jennifer DiLemme and DiLemme & Sons Inc. Wallkill NY 12589.

Attn: Town of Newburgh Zoning Board:

I am writing to express my neighborly support for DiLemme Concrete located on Strawridge Rd., Wallkill.

As a resident, near this business for 30 years I have seen firsthand the positive impact this business has on our community. They have donated monies to sponsor our son during his high performance go kart racing seasons from 1997 through 2007, we are not a relative of DiLemme just a neighbor at [404 Strawridge Road](#). During our search for sponsors, we received many "NO thank you's". But Nick said, yes for 10 years! And, I know he has sponsored many Wallkill School events and sports during their 40 years in business. To lose DiLemme, we will lose a productive business, and the children will lose a sponsor which helps the local athletes. I would also like to mention that I have seen his employees clean the sides of the road from garbage and brush, again being a good neighbor.

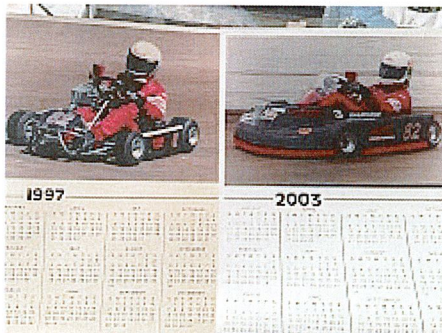
I strongly urge you to support DiLemme's variance. Thank you, Kurt and Nancy Wagner.

4 attachments

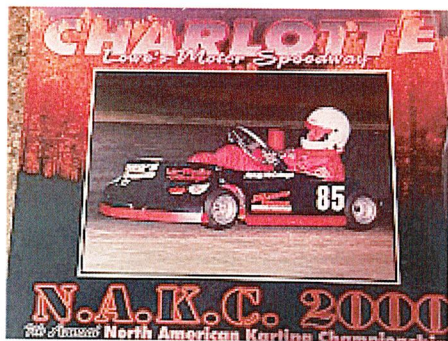
IMG_4781.jpeg
2438K



IMG_4779.jpeg
2427K



IMG_4782.jpeg
2601K



IMG_4778.jpeg
2776K



Siobhan Jablesnik <zoningboard@townofnewburgh.org>

RE: Support for Application of Nick DiLemme, Jennifer DiLemme, and DiLemme & Sons Inc. – 2201 Route 300, Wallkill, NY 12589

P. M. Kuzda <pk2@kuzda.net>

Sat, Jan 17, 2026 at 2:58 PM

To: zoningboard@townofnewburgh.org

Chairman Scalzo and Members of the Zoning Board
Town of Newburgh Zoning Board of Appeals
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

Dear Chairman Scalzo and Members of the Zoning Board:

We are writing as nearby residents to express our strong support for the application submitted by Nick DiLemme, Jennifer DiLemme, and DiLemme & Sons Inc. This includes their request for a determination allowing the continued use of the improvements at 2201 Route 300 as a legal non-conforming commercial use, or, in the alternative, the requested variances that would permit the same.

DiLemme & Sons Inc. has been a respected and reliable presence in our community for nearly 40 years. The DiLemme family is well known in the area, and their company has consistently provided high-quality concrete and related services. Their long-standing reputation for professionalism and integrity speaks for itself.

The property is always well maintained, with excellent curb appeal from both the front and the rear. It contributes positively to the appearance and character of the neighborhood.

We have lived in this area since 2017 and pass the property at least twice daily. In more than eight years, we have never experienced or observed any issues related to the business's operations. At no point have trucks blocked the roadway, required us to stop for backing maneuvers, or created any traffic concerns. We have never encountered rocks or debris kicked up toward our vehicle, nor have we seen illegal parking or any other disturbances. The road is consistently clean, and the business operates in a quiet, orderly, and unobtrusive manner.

It is also worth noting that DiLemme & Sons Inc. maintains a 5-star rating on Google — an uncommon feat these days for any business, let alone one in construction. That level of community satisfaction speaks volumes about how they operate.

We would also like to note, for whatever it may be worth, that Nick DiLemme has always been a genuinely kind and respectful person in every interaction we have had with him. While personal character is not a zoning standard, we believe it reflects the thoughtful and responsible way he operates his business.

Given this long and entirely positive track record, we respectfully ask the Board to consider the business's value to the community and the complete absence of negative impacts on neighboring properties in its review of the application. Approving the requested determination or, if necessary, the variances, would be fully consistent with the established character of the area and has our full support as longtime residents.

Thank you for your time and consideration. We would be glad to provide any additional information if needed.

Very Respectfully,

Mr. & Mrs. P. Kuzda
2190 Route 300
Wallkill, NY 12589
(c) 845-999-1169

 pk2.vcf
1K



Siobhan Jablesnik <zoningboard@townofnewburgh.org>

Dilemme and Sons Inc

Dania Sharif <d_sharif@aol.com>
To: zoningboard@townofnewburgh.org

Sat, Jan 17, 2026 at 12:29 PM

Dear Town of Newburgh,

I am writing as a resident of this town to express my support for a local business, Dilemme and Sons Inc., owned by Nick Dilemme.

Dilemme and Sons has been operating in our community for many years, and during that time they have not caused any disturbance to my household or negatively impacted our neighborhood in any way. Their operations have been respectful, professional, and consistent with the character of our area.

I am aware that complaints have been raised by some neighbors, but I wanted to share my personal experience, which has been entirely positive. I would hate to see a long-standing, family-owned business that contributes to our town be forced to shut down, especially when many residents, myself included, have not experienced any issues.

Mr. Dilemme personally took the time to come door-to-door to ask for community support, which speaks to his commitment to being a responsible and engaged business owner.

I respectfully ask that the town consider the voices of residents who support Dilemme and Sons Inc. and recognize the value they bring to our community.

Thank you for your time and consideration.

Sincerely,

The Alghadeer Residence

[394 Strawridge rd Wallkill, NY](#)

914-705-2676

Sent from my iPhone



Siobhan Jablesnik <zoningboard@townofnewburgh.org>

Letter of Support for Delemmie and Sons

Janice Vincenzo <janicevincenzo@gmail.com>

Wed, Jan 14, 2026 at 7:21 PM

To: "zoningboard@townofnewburgh.org" <zoningboard@townofnewburgh.org>

Cc: nick@dilemmeconcrete.com

Janice Vincenzo
6 Sloan Court
Wallkill, NY 12589
January 15, 2026

To Whom It May Concern,

I am writing in support of DiLemme and Sons Inc., and their business located on Strawridge Road. As a nearby resident, I have found them to be exceptional neighbors who have always been considerate, respectful, and mindful of the surrounding community.

For over 10 years, my family lived on the corner of Strawridge Road and Sloan Court, where company trucks pass regularly, yet we rarely hear them. Their operations have never disrupted our home or daily life, which speaks volumes about the care they take in conducting their business responsibly.

I would also like to specifically acknowledge Nick DiLemme, who time and again goes out of his way to ensure the safety of those living in the area by cutting back overgrown brush. This was not required of him, but it demonstrates his genuine concern for the well-being of his neighbors and the community as a whole.

DiLemme and Sons have been a positive presence, and I would continue to welcome them as neighbors without hesitation. I would truly hate to see them leave the area, as they contribute not only as a business but as thoughtful and caring members of our community.

Sincerely,
Janice Vincenzo
845-527-7132



Siobhan Jablesnik <zoningboard@townofnewburgh.org>

Letter in Support of DiLemme & Sons

Emily Vincenzo <enzo0806g@gmail.com>

Wed, Jan 14, 2026 at 7:38 PM

To: "zoningboard@townofnewburgh.org" <zoningboard@townofnewburgh.org>

Cc: Nick@dilemmeconcrete.com

To Whom It May Concern,

I am writing to express my support for Nicholas DiLemme and his concrete business located on Strawridge Road.

My family and I have lived in this area for over ten years, and during that time we have found Mr. DiLemme and Sons to be respectful, well-managed, and considerate of the surrounding neighborhood. The operation has coexisted smoothly within the community, and we have not experienced any negative impact on our quality of life.

Mr. DiLemme has consistently demonstrated care for both his business and his neighbors, and it is clear that maintaining a positive relationship with the community is important to him. Businesses like his contribute to the local economy while still respecting the character of the area.

We would truly hate to see Nicholas DiLemme and his business leave Strawridge Road. He has been a good neighbor, and we would continue to welcome his presence in the community.

Thank you for your consideration.

Emily Vincenzo

(845-527-8387)



Siobhan Jablesnik <zoningboard@townofnewburgh.org>

Support for DiLemme & Sons

Steven Vincenzo <svfatherof2@yahoo.com>

Wed, Jan 14, 2026 at 8:25 PM

To: zoningboard@townofnewburgh.org

Cc: nick@dilemmeconcrete.com

To Whom It May Concern,

I am writing to offer my support for Nicholas DiLemme and his concrete business located on Strawridge Road.

My spouse and I have lived in this community for more than a decade, and throughout that time Mr. DiLemme's business has operated in a manner that is both responsible and respectful of the neighborhood. We have always felt that the business fits well within the area and has not detracted from the character or peace of the community.

Nicholas DiLemme has shown consideration for those living nearby and has conducted his work with professionalism and care. It is clear that being a good neighbor is important to him, and that effort has not gone unnoticed by those of us who live close by.

We value having him and his business as part of our community and would be very disappointed to see them leave Strawridge Road. He has earned our support and our continued welcome as a neighbor.

Thank you for taking the time to consider this letter.

Sincerely,
Steven Vincenzo
845-527-6021

JOHN CIRIGLIANO

10 Deer Run Road
Newburgh, N.Y. 12550

Cell: 914-906-5695

albany62@outlook.com

January 13, 2026

RE: Meeting to be held January 22, 2026 -Application for Variance - Nick DiLemme, Jenifer DiLemme and Sons Inc. 2201 Route 300 Wallkill NY 12589

Dear, Chairman Scalzo and Members of the Zoning Board – Town of Newburgh Zoning Board of Appeals:

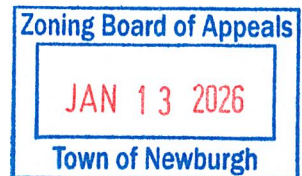
I have been a direct neighbor of the DiLemme family for the last 15 years. Nick is very considerate of his neighbors' properties and is very meticulous with managing his property. I am in complete support of Nick's variance request. I have no doubt that this request is a necessary element for his business and that all properties adjacent to this location will be treated with respect with no encroachment's from the DiLemme business.

If you would like to speak to me about the contents of this letter please reach out by phone at the number above. Thank You for considering the contents of this letter in granting Nick the variance he seeks for his business.

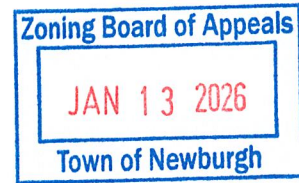
Sincerely,

John Cirigliano

Albany62@outlook.com, Cell: 914-906-5695



Richard Bremer
24 Grandview Lane
Wallkill, NY 12589
rich@petro-plumbing.com
845-857-4294
1/13/2026



To:

The Honorable Members of the Newburgh Town Board
21 Hudson Valley Professional Plaza

Subject: Nick DiLemme, Jennifer DiLemme and DiLemme and Sons. Inc

To Whom It May Concern,

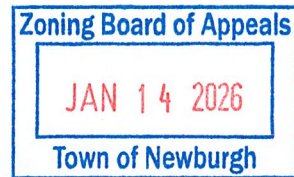
I am writing to express my support for the business operating on our street. This establishment is well-maintained, with a clean and unobtrusive presence, including a suitable fence. Its operations are conducted quietly and do not disrupt the peace of our neighborhood.

While some neighbors have voiced concerns, it is my experience that their complaints are often indiscriminate. It appears these individuals act collectively, seeking to impose their preferences on the neighborhood. I believe it's important to consider that this business has been run respectfully by a local family for several years. It's also worth noting that the individuals initiating these complaints also operate a business. Therefore, I respectfully request that their grievances be evaluated with careful consideration.

Richard Bremer

Richard Bremer

Philip A. LaRocco
15 Arcadia Drive
Wallkill, NY 12589
845-913-6014



January 12, 2026

Town Of Newburgh
Zoning Board of Appeals
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

Re: 2201 Route 300 Wallkill, NY Nick DiLemme, Jennifer DiLemme & DiLemme & Sons Inc.

Dear Mr. Scalzo and Members of the Zoning Board:

Prior to my current address I lived at 2221 State Route 300 for 47 years and have known Mr. Dilemme and his business for over 40 years. During that time, I do not remember any issues with his business at 2201 Route 300. The residence and business have been at its current location prior to the development of Grandview Estates in 1999 where I now live in the Town of Shawangunk. I go past the back of the business on Strawridge Road each day and the only thing I see is the storage of equipment as it has been for 40 years. I would strongly recommend you grant the business to continue as a legal non-conforming business for commercial use.

Please feel free to contact me if you have any questions.

Sincerely Yours,

A handwritten signature in blue ink, appearing to read "Philip A. LaRocco", followed by a long horizontal flourish.



Siobhan Jablesnik <zoningboard@townofnewburgh.org>

Support for Variance Application-Nick DiLemme,Jennifer DiLemme and DiLemme &Sons INC.2201 Route 300,Wallkill,NY 12589

N. <bacino.nicole@gmail.com>

Thu, Jan 15, 2026 at 6:46 PM

To: zoningboard@townofnewburgh.org

Chairman Scalzo and Members of the Town of Newburgh Zoning Board,

I am writing in support of the variance application submitted by DiLemme and Sons Inc. As a nearby neighbor, I believe the requested variance is reasonable and consistent with the surrounding area. Granting this variance would not have a negative impact on neighboring properties or the community.

Thank you for your time and consideration.

Nicole & Patrick Ortiz
2192 State Route 300
Wallkill, NY 12589
(718)200-0471

Kim Leonette
33 Grandview Lane

John Leonette
40 Grandview Lane
Wallkill, NY 12589

January 14, 2026

Chairman Scalzo and Members of the Zoning Board
Town of Newburgh Zoning Board of Appeals
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

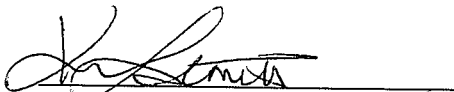
Re: Support for Variance Application – Nick DiLemme, Jennifer DiLemme and DiLemme & Sons Inc.
2201 Route 300 Wallkill, NY 12589

We are writing this letter to encourage you to allow DiLemme & Sons to continue at their current location as a legal non conforming commercial use site or approve an application requesting area variances.

We've lived in the neighborhood on Grandview Lane for 8 and 9 years respectively and have always regarded them as considerate neighbors. There is a privacy fence surrounding the property separating it from the neighbors so it's always neat looking. There aren't any noise issues. We've never been blocked by a vehicle entering or leaving the property. If there is ever a vehicle being off loaded they use spotters/flaggers but they never block both driving lanes.

We haven't had any issues with DiLemme & Sons and hope they can continue in their current location.

Sincerely,


Kim Leonette
John Leonette

PUBLIC COMMENT SUBMISSION

Zoning Board of Appeals Hearing Appeal: DiLemme & Sons

Property Location: Strawridge Road, Wallkill, NY
Hearing Date: January 22, 2026

Submitted by:
Danielle Carollo
442 Strawridge Road
Wallkill, NY

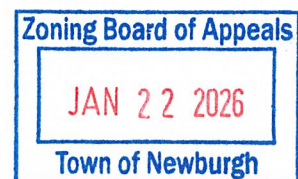
Contents:

Executive Summary

Written Statements from Nearby Residents

Photo Evidence

Email Correspondence



Section 1
Executive Summary

Executive Summary

Public Comment Regarding DiLemme and Sons ZBA Appeal

Submitted by: Danielle Carollo, 442 Strawridge Road, Wallkill, NY

I live directly across the street from the DiLemme & Sons property that is under appeal. Since purchasing my home, I have observed business activity at the DiLemme and Sons property that has increased significantly in scale and intensity.

The activity is frequent and sustained and includes heavy equipment use, cutting and fabrication work, commercial vehicle traffic, material staging, and industrial noise audible from neighboring residences. These operations occur during early morning and evening hours, including weekends, and have substantially disrupted the residential character of the neighborhood.

The enclosed materials demonstrate a pattern of ongoing commercial use that is incompatible with residential zoning. I respectfully request that the appeal be denied.

Section 2
Residents Personal Statements

Durward Entrekin, Jr.
7 Grandview Terrace
Wallkill, NY 12589

January 21, 2026

Dear Members of the Newburgh Zoning Board of Appeals,

I am writing to formally express my concerns regarding the DiLemme and Sons construction business that is currently operating within a residentially zoned neighborhood, in apparent violation of local zoning regulations.

This business creates ongoing disturbances that significantly impact the quality of life for nearby residents. Noise issues occur frequently and often begin early in the morning, well outside what would be considered reasonable for a residential area. These disturbances include the cutting of rebar, the dropping of large and heavy objects (which sometimes makes the ground shake, waking us from a sound sleep) and other industrial activities that generate loud, disruptive sounds.

The presence of this operation has also become a visual blight. Industrial materials, equipment, and the comings and goings and onsite work of employees are plainly visible and are inconsistent with the character of a residential neighborhood. This construction business adversely affects the appearance of the neighborhood, and possibly negatively influences nearby property values.

Residential zoning exists to protect residents from exactly these types of disruptions and hazards. Allowing an industrial or commercial operation of this nature to continue in a residential neighborhood sets a concerning precedent and erodes the purpose of zoning regulations.

I respectfully request that the Town of Newburgh investigate this matter and take appropriate action to enforce zoning laws which should help restore the residential character of our neighborhood. Thank you for your time and attention to this issue, and for your continued service to our community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Durward M. Entrekin, Jr.", with a stylized flourish at the end.

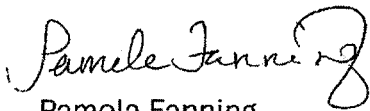
Durward Entrekin, Jr.

August 8, 2025

To whom it may concern,

I'm writing you to express my concern with having Dilemme Construction operating out of a residential area on Strawridge Rd. This is not a small business, it has grown to be a very large construction company. They have several large trucks, that are extremely loud, block our road at times while trying to maneuver in and out of their driveway. Strawridge Rd is a narrow little small town road that is not equipped to handle these large vehicles daily. Our road messed up as it is, these trucks are adding to that. I would appreciate it if you would look into matter and have them fined a more appropriate place to run their business.

Thank you,

A handwritten signature in cursive script that reads "Pamela Fanning". The signature is written in dark ink and is positioned above the printed name.

Pamela Fanning

8 Arcadia Drive

Wallkill, NY

Section 3
Photo Evidence

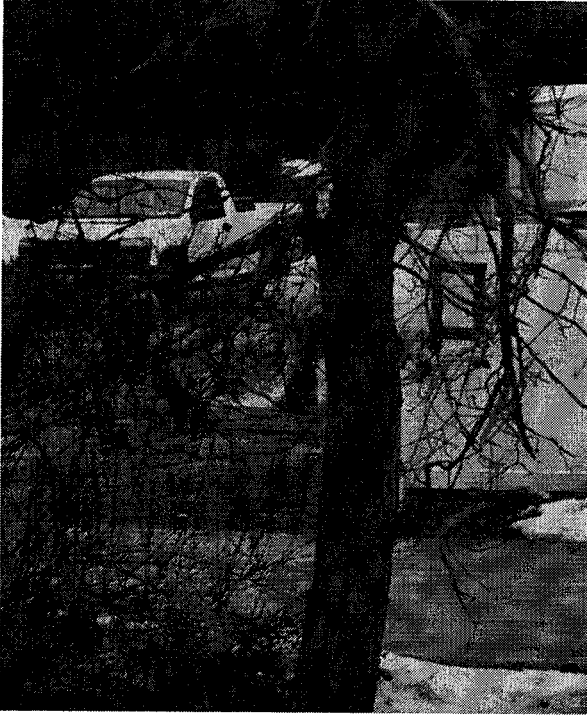


Image 1

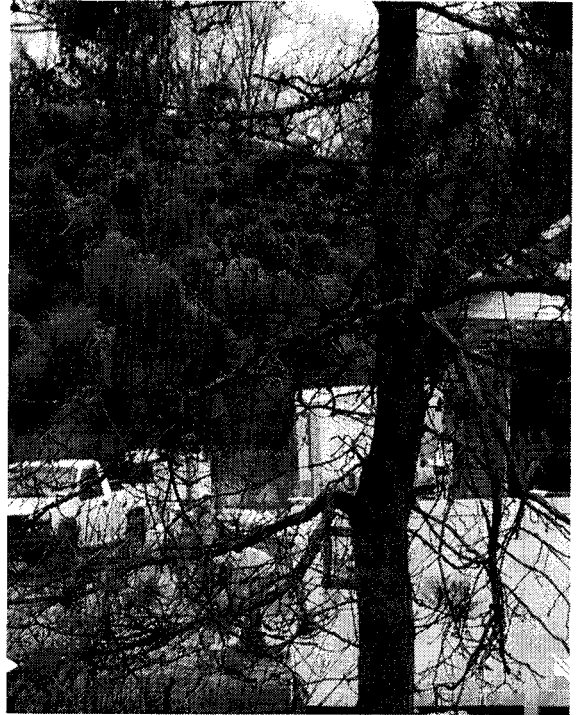


Image 2

Images 1 & 2: January 14, 2026 2:10pm. Objects being cut on the property, producing visible sparks extending into the roadway and smoke in the air.

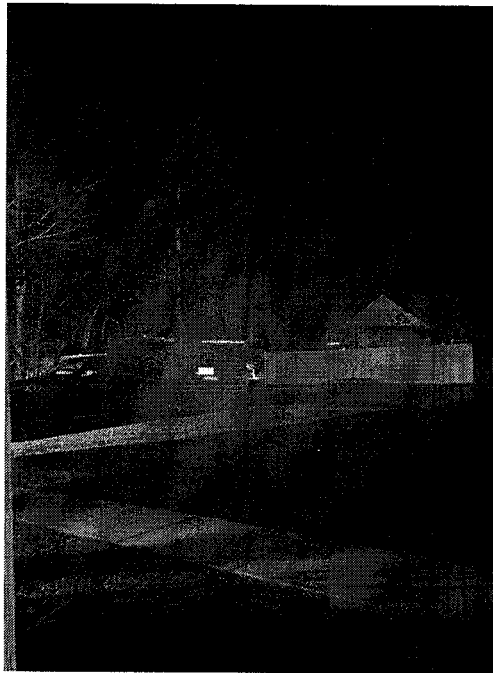


Image 3

Image 3: April 4, 2025 8:24pm. Commercial activity observed on the property outside of stated working hours, with associated noise audible from inside houses.

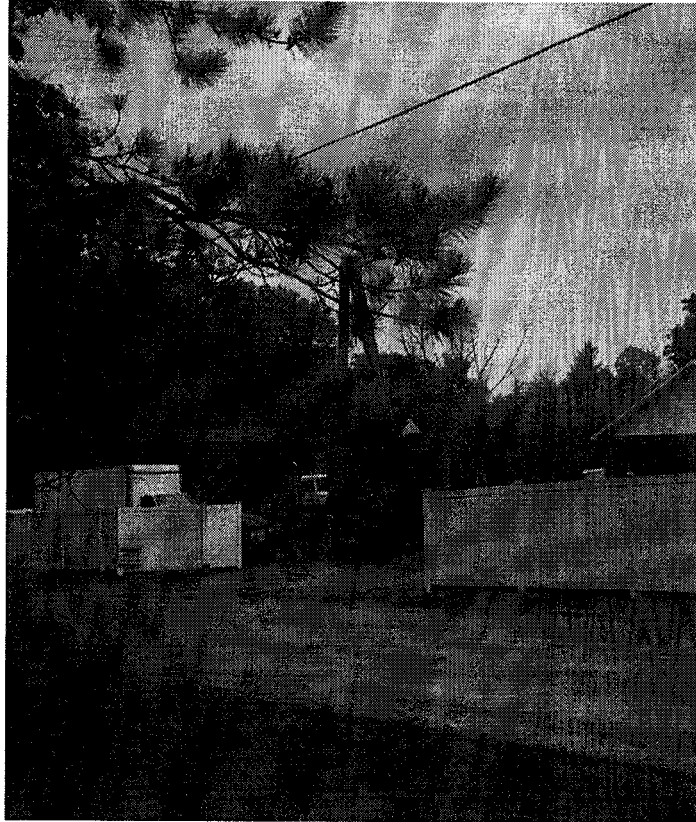


Image 4

Image 4: May 14, 2025 4:00pm. Heavy machinery observed lifting and moving large pallets on the property.

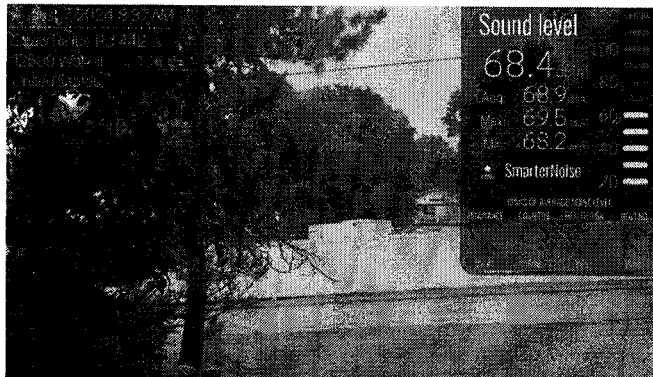


Image 5

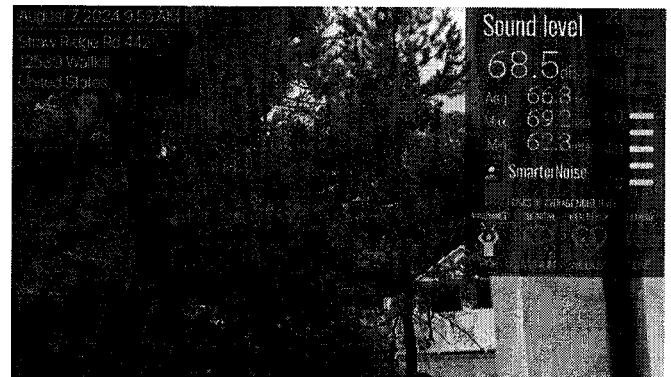


Image 6

Images 5 & 6: August 7, 2024 at 8:37 AM and 9:53 AM. Sustained noise observed on the property during morning hours.

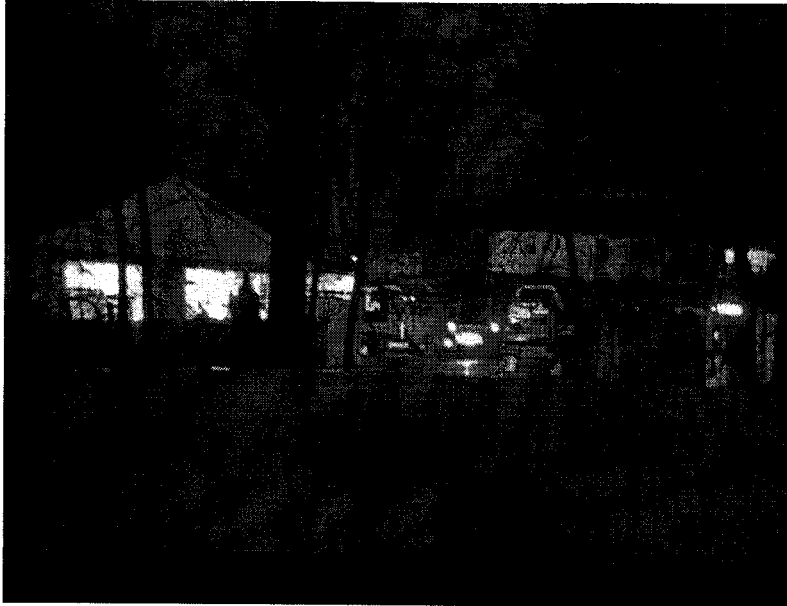


Image 7

Image 7: January 15, 2025 6:06AM. Operations observed on the property during early morning hours, with noise audible from nearby residences.

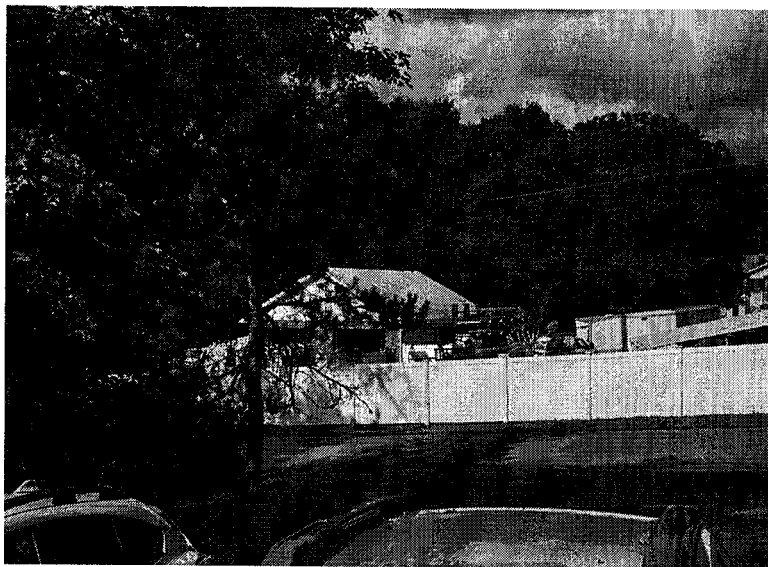


Image 8

Image 8: September 11, 2023 2:48pm. Commercial activity observed on the property, audible from neighboring residences.



Image 9

Image 9: March 7, 2025 11:47am. Cutting activity observed on the property, with visible sparks and smoke present.

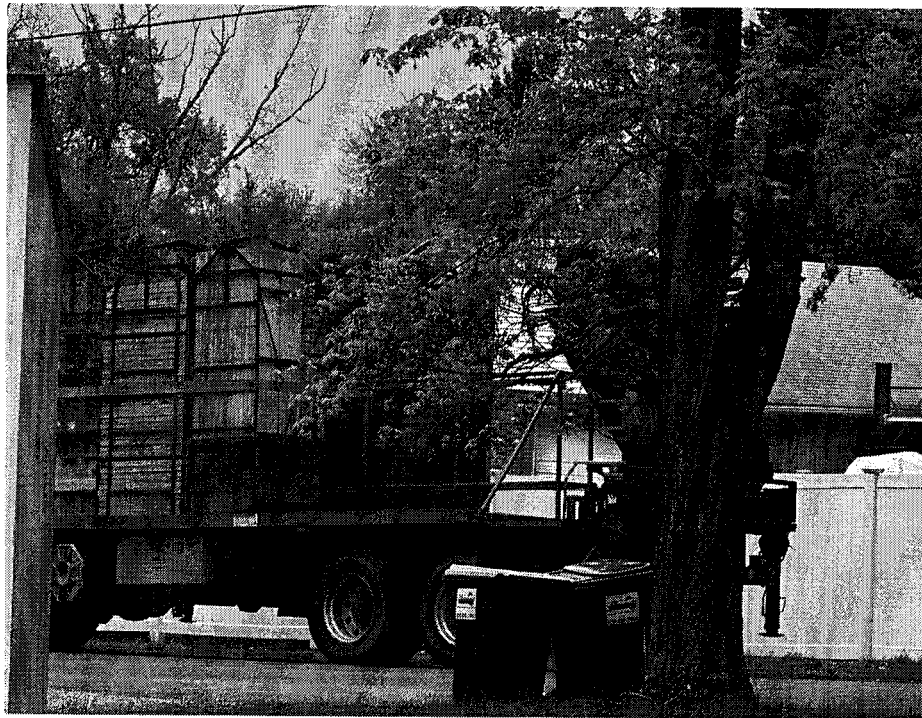


Image 10

Image 10: May 8, 2025 4:18pm. Vehicles associated with on-site activity observed blocking the roadway.

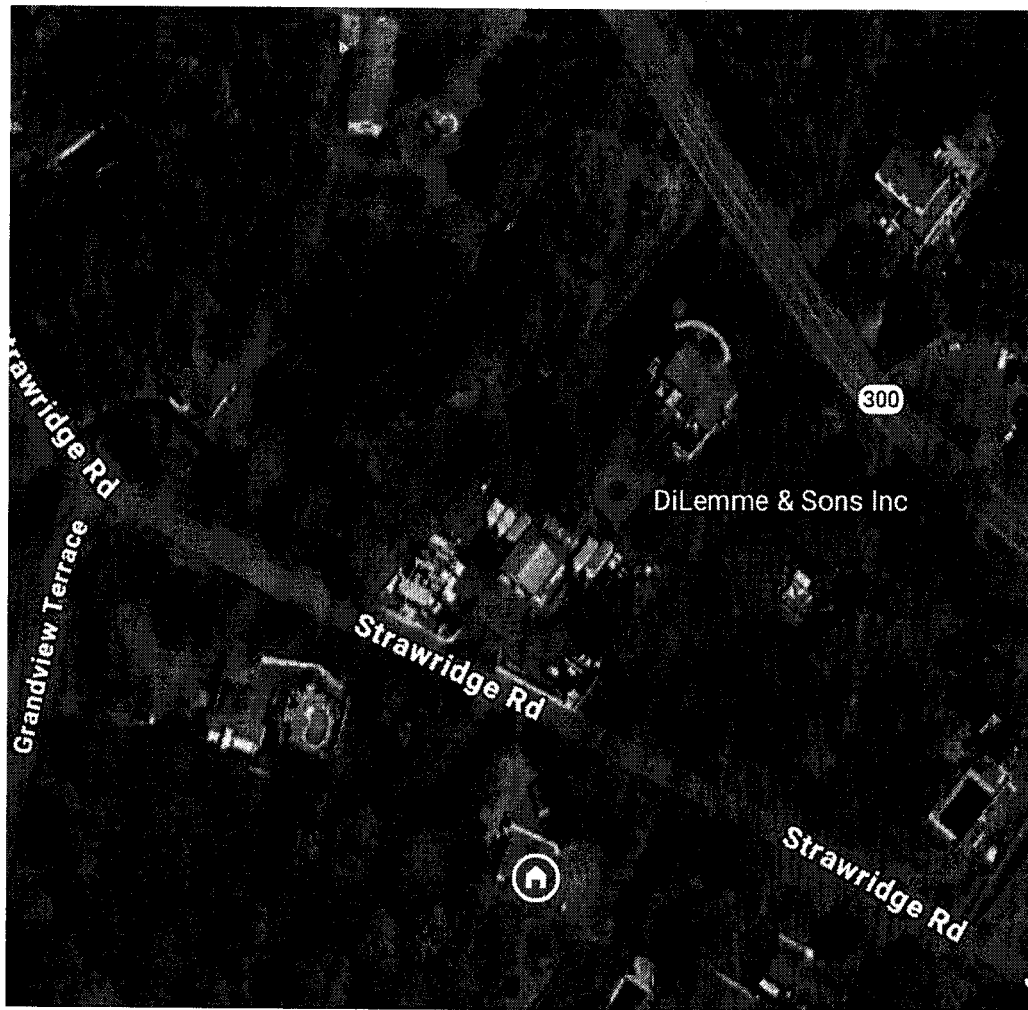


Image 11

Image 11: March 2025. Google Earth image showing the location of the DiLemme and Sons operations off Strawridge Road and their proximity to surrounding residential properties.

Section 4:
Timeline of Events

DiLemme & Sons Inc Timeline of Events

- **2023:**
 - Kayla Pillitteri begins contacting the Town of Newburgh Code Compliance Office regarding Dilemme and Sons.
- **June 2024 – Present:**
 - Kayla Pillitteri and I (Danielle Carollo) begin collecting documented evidence of repeated violations, including photos, videos, and decibel-level sound recordings, which we have submitted to Code Compliance and are happy to share.
- **September 2024:**
 - Code Compliance issues an Order to Remedy to Dilemme and Sons after confirming that the business is illegally operating from the rear of a residence off of Strawridge Road, in violation of zoning laws.
- **December 19, 2024:**
 - Dilemme and Sons appear before the Planning Board and submit a new site plan.
 - Page 5 of this plan states they produce approximately 480 gallons of wastewater daily, raising serious concern for the surrounding area, which relies on private well water.
 - Page 7 lists their operating hours starting at 6:00 a.m., which violates Chapter 125-5 of the Town's noise ordinance. Noise-generating activity is not permitted before 8:00 a.m. in AR zones.
- **March 12, 2025**
 - A delivery driver attempted to deliver items to my house. The driver woke me up and came to my window. The driver showed me the PO with DiLemme name and address 442 Strawridge Road, Walkill NY. This is not the first delivery attempt for DiLemme with my address. I emailed the town at 9:00 AM voicing my concerns
- **June 2, 2025**
 - The Town of Newburgh issued a Court Appearance ticket to DiLemme & Sons, a 32-page document citing complaints and violations committed by the company.
- **June 18, 2025**
 - Original court appearance date (rescheduled to August 7, 2025).

- **July 31, 2025**

- Attorneys for DiLemme & Sons, from Cuddy & Fedder LLP, contacted the Town of Newburgh to request a meeting to discuss the matter, particularly the historical use of the property.

- **August 7, 2025**

- DiLemme & Sons and the Town of Newburgh appeared in civil court. DiLemme & Sons were represented by Cuddy & Fedder LLP and pleaded not guilty to all offenses.

- **October 9, 2025**

- Court date for DiLemme & Sons.
- Adjourned

- **December 4, 2025**

- Court date for DiLemme & Sons.
- New determination issued, allows appeal to ZBA

- **January 22, 2026**

- Zoning Board of Appeals hearing

Section 5
Email Correspondence

DiLemme & Sons Concerns

messages

Danielle Carollo <danielle.carollo20@gmail.com>
to: town-clerk@townofnewburgh.org

Tue, Aug 20, 2024 at 4:13 PM

Hello Lisa,

I reached out a few weeks ago about concerns I have regarding DiLemme & Sons (Re: Concern About Excessive Noise from DiLemme & Sons Inc.). I've been in touch with Gerald Canfield and wanted to loop you in as I'm following up on the results of that inspection. Gerald mentioned that an inspection was scheduled for Friday, August 9th.

On August 9th I noticed someone with what appeared to be a town vehicle at Dilemme & Sons. The noise continues, and multiple days last week, they were using chainsaws at 6:30 AM.

Could you provide more information on the zoning laws that allow DiLemme & Sons to operate on Strawridge Road? I've reviewed the table of use and bulk requirements for the Town of Newburgh AR district, and construction contractors are not listed for that zone. Since the business operates behind a home, I'm curious if the Home Occupations sections apply, particularly the purpose B(2) regarding traffic, noise, and odor impacts can be detrimental to neighboring properties. Section D(1 h & i) regarding prohibited occupations and section G that states "delivery and pickup of materials by a commercial vehicle should not exceed 20 vehicle trips per week," yet I observe multiple vehicles coming and going daily.

Additionally, I'm concerned that DiLemme & Sons is using my address, 442 Strawridge Road, for their deliveries. I encountered a delivery driver who was given my address for delivering construction material. He had to call his supervisor who shared that they are using my address because the lot where they conduct business is not accessible via where the business is registered - 2201 NY-300, Wallkill, NY 12589. This situation makes me feel unsafe, as my address is being shared and visited without my consent.

I'm just trying to understand the situation because this business is disruptive to the neighborhood and our well-being.

Best regards,

Danielle Carollo

Lisa Ayers <town-clerk@townofnewburgh.org>

Wed, Aug 21, 2024 at 10:26 AM

to: Danielle Carollo <danielle.carollo20@gmail.com>, Gerald Canfield <codecompliance@townofnewburgh.org>

Hi Danielle,

I understand your concerns and I'm sorry you have to deal with this.

I've seen the emails and Jerry Canfield, the head of our Code Compliance was handling it. I saw he said he would look into this and get back to you and I'm sure he has.

This is the department to handle such situations. They handle enforcing the Code of the town.

I have copied Jerry back into this and see if he has more information on this.

Thanks,

Lisa

[Quoted text hidden]

--

Lisa M. Vance Ayers

Town Clerk

Town of Newburgh

(845)564-4554

town-clerk@townofnewburgh.org

Concern About Excessive Noise from DiLemme & Sons Inc.

messages

nielle Carollo <danielle.carollo20@gmail.com>

"codecompliance@townofnewburgh.org" <codecompliance@townofnewburgh.org>

: "town-clerk@townofnewburgh.org" <town-clerk@townofnewburgh.org>

Mon, Jul 29, 2024 at 11:17 /

ello,

am a resident at 442 Strawridge Road in the Town of Newburgh. I am writing to express my concerns regarding the excessive noise produced by DiLemme & Sons Inc., located at 2201 NY-300. Although their address is on Route 300, all of their operations are conducted on Strawridge Road.

The noise generated by this business is extremely disruptive to our residential area. As someone who works from home, I am frequently disturbed by the incessant noise, which includes but is not limited to chainsaws, pressure washers, and loud banging. This noise often begins as early as 6:15 AM, waking residents and continuing throughout the entire day. The constant disruption makes it difficult for me to focus on work and for my neighbors and my family to enjoy our yards. The noise levels prevent us from relaxing in our homes and significantly affect our quality of life.

According to the Town of Newburgh zoning regulations, this area is classified as agricultural (AR), which has maximum sound levels of 56-65 decibels. I believe DiLemme & Sons Inc. is violating these noise levels. I am concerned about how a commercial contractor can operate in such a disruptive manner in a residential area.

I kindly request that you look into this matter and take appropriate action to address the noise issues caused by this business.

Thank you for your attention to this important issue.

Sincerely,
Danielle Carollo

rald Canfield <codecompliance@townofnewburgh.org>

Danielle Carollo <danielle.carollo20@gmail.com>

: "town-clerk@townofnewburgh.org" <town-clerk@townofnewburgh.org>

Mon, Jul 29, 2024 at 11:50 /

will look into this and get back to you.

Quoted text hidden]

nielle Carollo <danielle.carollo20@gmail.com>

Gerald Canfield <codecompliance@townofnewburgh.org>

: town-clerk@townofnewburgh.org

Wed, Aug 7, 2024 at 10:09 /

Good morning,

am checking in to see if there are any updates on this matter? Attached are videos (from 8:30am and 10am today, 8/07/2024) illustrating how disruptive DiLemme & Sons has been from my house.

Videos: The chainsaws have been running nonstop for over two hours this morning, and the noise is very audible inside my home while I am trying to work.

Regards,

Danielle Carollo

On Jul 29, 2024, at 11:50AM, Gerald Canfield <codecompliance@townofnewburgh.org> wrote:

[Quoted text hidden]

2 attachments

 Video.mov

3918K

 Video_1.mov

4391K

rald Canfield <codecompliance@townofnewburgh.org>

Danielle Carollo <danielle.carollo20@gmail.com>, Scott Manley <councilmanmanley@townofnewburgh.org>

Thu, Aug 8, 2024 at 8:49 /

Good Morning,

The inspection that was scheduled for Tuesday August 6th has been rescheduled for Friday August 9th. I will be out of the office on Friday August 9th and will follow up with our inspector Monday August 12 to discuss his findings. Thank you for your patience in this matter.

Gerald Canfield
Code Compliance Supervisor

Quoted text hidden]

nielle Carollo <danielle.carollo20@gmail.com>

Gerald Canfield <codecompliance@townofnewburgh.org>

Fri, Aug 16, 2024 at 10:10 /

Hi Gerald,

wanted to follow up on the inspection results. Last Friday afternoon, I noticed someone with what appeared to be a town vehicle at Dilemme & Sons. The noise continues, and yesterday morning, they were using chainsaws at 6:30 AM.

Could you provide more information on the zoning laws that allow Dilemme & Sons to operate on Strawridge Road? I've reviewed the table of use and bulk requirements for the Town of Newburgh AR district, and construction contractors are not listed for that zone. Since the business operates behind a home, I'm curious if the Home Occupations sections apply, particularly the purpose B(2) regarding traffic, noise, and odor impacts can be detrimental to neighboring properties. Section D(1 h & i) regarding prohibited occupations and section G that states "delivery and pickup of materials by a commercial vehicle should not exceed 20 vehicle trips per week," yet I observe multiple vehicles coming and going daily.

Additionally, I'm concerned that Dilemme & Sons is using my address, 442 Strawridge Road, for their deliveries. I encountered a delivery driver who was given my address for delivering construction material. He had to call his supervisor who shared that they are using my address because the lot where they conduct business is not accessible via where the business is registered - 2201 NY-300, Wallkill, NY 12589. This situation makes me feel unsafe, as my address is being shared and visited without my consent.

I'm just trying to understand the situation because this business is disruptive to the neighborhood and our well-being.

Thank you very much
[Quoted text hidden]

Gerald Canfield <codecompliance@townofnewburgh.org> Wed, Sep 25, 2024 at 9:33 /
Kayla Pillitteri <kaypill10@gmail.com>
: Danielle Carollo <danielle.carollo20@gmail.com>, Jim Campbell <campbell-bldgdept@townofnewburgh.org>, Scott Manley <councilmanmanley@townofnewburgh.org>, Lisa Ayers <town-
rk@townofnewburgh.org>, Lisa Dubaldi <codeescrow@townofnewburgh.org>

Good Morning Kayla,
Our department has issued an Order to Remedy to Mr. Dilemma on September 17th. As of this date we have not received the certified mail notification that he has signed for the official violation document. As we are preparing to have this violation litigated in a court of law, we must proceed in accordance with the provisions of the law. Part of the reason for delay in this process is at this time, counsel for the town has advised us that we must have each potential prosecutorial matter reviewed prior to serving. I can assure you that we are moving forward at the best of our ability. We may call on you for testimony in the future of your experiences and observations of the condition of the property and activity being conducted. Again I ask for your patience in this matter. Unfortunately, like any legal action this will take time.
Gerald Canfield
Code Compliance Supervisor
[Quoted text hidden]

Kayla Pillitteri <kaypill10@gmail.com> Wed, Sep 25, 2024 at 10:01 /
Gerald Canfield <codecompliance@townofnewburgh.org>
: Danielle Carollo <danielle.carollo20@gmail.com>, Jim Campbell <campbell-bldgdept@townofnewburgh.org>, Scott Manley <councilmanmanley@townofnewburgh.org>, Lisa Ayers <town-
rk@townofnewburgh.org>, Lisa Dubaldi <codeescrow@townofnewburgh.org>

Thank you very much for the update. It is much appreciated.
Sent from my iPhone

On Sep 25, 2024, at 9:34AM, Gerald Canfield <codecompliance@townofnewburgh.org> wrote:

[Quoted text hidden]

Danielle Carollo <danielle.carollo20@gmail.com> Thu, Oct 10, 2024 at 9:52 /
Gerald Canfield <codecompliance@townofnewburgh.org>
: Jim Campbell <campbell-bldgdept@townofnewburgh.org>, Scott Manley <councilmanmanley@townofnewburgh.org>, Lisa Ayers <town-clerk@townofnewburgh.org>, Lisa Dubaldi
<codeescrow@townofnewburgh.org>, Kayla Pillitteri <kaypill10@gmail.com>

Hello,

wanted to report that DiLemme is still being disruptive, they were making noise at 5:50am yesterday and again last night at 10:30pm they had people there unloading their trucks. I know these things take time, but the neighborhood are the ones that have to endure this and it's extremely frustrating. I'm wondering if I should call the police every time since it also says they are responsible for enforcing the noise ordinance.
Photo of DiLemme at 10:30pm on 10/09/24:



Regards,
Danielle Carollo

On Sep 25, 2024, at 10:02AM, Kayla Pillitteri <kaypill10@gmail.com> wrote:

Thank you very much for the update. It is much appreciated.
[Quoted text hidden]

yla Pillitteri <kaypill10@gmail.com>
Danielle Carollo <danielle.carollo20@gmail.com>
: Gerald Canfield <codecompliance@townofnewburgh.org>, Jim Campbell <campbell-bldgdept@townofnewburgh.org>, Scott Manley <councilmanmanley@townofnewburgh.org>, Lisa Ayers <town-clerk@townofnewburgh.org>

Wed, Mar 5, 2025 at 6:09 PM

Hello all,

Once again, many months have gone by since we have heard any update last. And approaching a two year mark since I have started to bring this issue to attention. Unfortunately, I feel we are no closer today to a resolution than we were two years ago.

Can someone please provide feedback regarding how Dilemme is continuing to operate while in violation?

Sent from my iPhone

On Feb 28, 2025, at 12:34 PM, Danielle Carollo <danielle.carollo20@gmail.com> wrote:

[Quoted text hidden]
<Video.mov>

On Feb 27, 2025, at 6:43 PM, Kayla Pillitteri <kaypill10@gmail.com> wrote:

Hi, just looking to follow up.
[Quoted text hidden]

yla Pillitteri <kaypill10@gmail.com>
Danielle Carollo <danielle.carollo20@gmail.com>

Fri, Mar 7, 2025 at 10:09 AM

: Gerald Canfield <codecompliance@townofnewburgh.org>, Jim Campbell <campbell-bldgdept@townofnewburgh.org>, Scott Manley <councilmanmanley@townofnewburgh.org>, Lisa Ayers <town-clerk@townofnewburgh.org>

Once again, our emails are going unanswered and falling on deaf ears.

I am being told that Jim has been out sick. But this has been a two year process.

I am currently at home and this video the current scenario, for HOURS

Sent from my iPhone

On Mar 5, 2025, at 6:09 PM, Kayla Pillitteri <kaypill10@gmail.com> wrote:

Hello all,

Once again, many months have gone by since we have heard any update last. And approaching a two year mark since I have started to bring this issue to attention. Unfortunately, I feel we are no closer today to a resolution than we were two years ago.

Can someone please provide feedback regarding how Dilemme is continuing to operate while in violation?

Sent from my iPhone

On Feb 28, 2025, at 12:34 PM, Danielle Carollo <danielle.carollo20@gmail.com> wrote:

Hello,

It has now been six months since we were told there would be a resolution, and we are still dealing with the ongoing, excessive noise and disruptions from Dilemme & Sons. We have been extremely patient in trying to work with you, rather than resorting to daily police reports and noise complaints. However, this situation remains unresolved.

Today, I am recovering from surgery, yet I cannot rest or sleep due to the nonstop chainsaw noise. This level of disruption is unacceptable.

We live in a residential neighborhood where this type of activity should be temporary and limited to short-term residential construction projects, not from a long-term concrete contractor operating their business here 6-7 days a week. I have attached a video taken just five minutes ago, once again demonstrating the severity of this ongoing issue.

We need a resolution to this matter immediately. Please provide an update on the steps being taken to address this.

Thank you.

Regards,
Danielle Carollo
<Video.mov>

On Feb 27, 2025, at 6:43 PM, Kayla Pillitteri <kaypill10@gmail.com> wrote:

Hi, just looking to follow up.
Sent from my iPhone

On Feb 24, 2025, at 6:57 AM, Kayla Pillitteri <kaypill10@gmail.com> wrote:

Good morning,

I was wondering if we were able to get an update on the status of Mr Dilemme ceasing construction at his current location.

It has now been multiple months since we have been told he can not conduct business there, but once again at 6am; it's a full construction zone. My kids are actually home from school sick today and both awake at 6 am due to the banging produced by throwing heavy objects in the bed of multiple massive metal dump trucks for 45 minutes. All prep work and entire fleet loaded up in time to be out of the building by 6:45 and ensure that all the neighbors are up and ready to start their day.

 Video.mov
1408K

Danielle Carollo <danielle.carollo20@gmail.com> Wed, Mar 12, 2025 at 9:00 /
Jim Campbell <campbell-bldgdept@townofnewburgh.org>
: Gerald Canfield <codecompliance@townofnewburgh.org>, Scott Manley <councilmanmanley@townofnewburgh.org>, Kayla Pillitteri <kaypill10@gmail.com>, Lisa Ayers <town-clerk@townofnewburgh.org>

Hello Jim,

I called last week and was informed you are addressing this issue. However, the noise and disruption from Dilemme continue to be unacceptable.

According to the Planning Board meeting minutes from December 19th, the most recent update available, there was discussion about Dilemme's relocation. Can you confirm when their new site will be ready since that update was 3 months ago?

Their new site plans (page 5) indicate they produce approximately 480 gallons of wastewater daily, which raises serious concerns given our neighborhood's reliance on well water. The site plans (page 7) also show their operational hours starting at 6:00 a.m., which directly violates the town's noise ordinance (Chapter 125-5). This ordinance clearly states daytime noise hours begin at 7:00 a.m. Even after 8:00 a.m., the noise from their equipment, including chainsaws and trucks, remains excessively disruptive.

Dilemme also continues to use my address for their business, leading to repeated attempts by delivery personnel to deliver materials to my residence. I have consistently turned these deliveries away, informing the delivery personnel they have the wrong address, as I do not permit early morning disturbances or deliveries on my property.

Due to these ongoing issues, we have begun contacting the police to report noise violations.

We will continue following up on this issue until it is fully resolved.

Regards,
Danielle Carollo

[Quoted text hidden]
[Quoted text hidden]

Sent from my iPhone

On Mar 5, 2025, at 6:09 PM, Kayla Pillitteri <kaypill10@gmail.com> wrote:

Hello all,
[Quoted text hidden]

Re: Concern About Excessive Noise from DiLemme & Sons Inc.

Messages

Kayla Pillitteri <kaypill10@gmail.com>
Jim Campbell <campbell-bldgdept@townofnewburgh.org>, Danielle Carollo <danielle.carollo20@gmail.com>

Mon, Feb 24, 2025 at 6:57 /

Good morning,

I was wondering if we were able to get an update on the status of Mr Dilemme ceasing construction at his current location. It has now been multiple months since we have been told he can not conduct business there, but once again at 6am; it's a full construction zone. My kids are actually home from school sick today and both awake at 6 am due to the banging produced by throwing heavy objects in the bed of multiple massive metal dump trucks for 45 minutes. All prep work and entire fleet loaded up in time to be out of the building by 6:45 and ensure that all the neighbors are up and ready to start their day. don't mean to keep complaining but this is unbearable. If what he is doing is in violation why is it allowed to continue doing it?

Thank you

Kayla
Sent from my iPhone

On Nov 27, 2024, at 12:05 PM, Jim Campbell <campbell-bldgdept@townofnewburgh.org> wrote:

Kayla,

Just to update you regarding what is going on behind the scene, Mr. DiLemme is actively pursuing an alternate location for his business. He currently has an application (PB2024-37) before the planning board to get this alternate site approved. I have also discussed with Mr. DiLemme your concerns about the noise.

If you have any questions feel free to contact me.

Wish you and your family a Happy Thanksgiving.

Jim

On Tue, Nov 26, 2024 at 10:14 AM Gerald Canfield <codecompliance@townofnewburgh.org> wrote:

Jim,
Please contact Kayla with an update if you haven't already.
Jerry
----- Forwarded message -----
From: Kayla Pillitteri <kaypill10@gmail.com>
Date: Tue, Nov 26, 2024 at 9:43 AM
Subject: Re: Concern About Excessive Noise from DiLemme & Sons Inc.
To: Danielle Carollo <danielle.carollo20@gmail.com>
Cc: Gerald Canfield <codecompliance@townofnewburgh.org>, Jim Campbell <campbell-bldgdept@townofnewburgh.org>, Scott Manley <councilmanmanley@townofnewburgh.org>, Lisa Ayers <town-clerk@townofnewburgh.org>, Lisa Dubaldi <codeescrow@townofnewburgh.org>

Good morning.
It is now November 26th, our emails have been getting blatantly ignored for months now.
Not even an acknowledgement of receipt.
This issue has been taking place for well over a year and we are no closer to a resolution than we were a year ago. In fact, it seems we are further from a resolution because our emails are not even being acknowledged.
It seems as if special privileges are being made for the business and the people of the town are not being respected.
I am asking for an update immediately regarding what has been done from the town, and the time frame Dilemme has been given.
I feel we have been beyond patient and am extremely frustrated. Apparently we are going to need to escalate in order to get the proper resolution.

Sent from my iPhone

On Nov 19, 2024, at 6:32 AM, Kayla Pillitteri <kaypill10@gmail.com> wrote:

Once again- prior to 6am. Full work zone. Pictures attached.
<image1.jpeg>
<image2.jpeg>

Sent from my iPhone

On Nov 18, 2024, at 6:43 AM, Kayla Pillitteri <kaypill10@gmail.com> wrote:

Good morning.
This is to follow up on Danielle Carollo's email from October 10th. We have still not received a reply and are looking for an update. This morning at 6am once again, the excessive noise, trucks and trailers is extremely disruptive.
It does not seem that any attempts to relocate the business are being made.
What is the next step? As Danielle previously stated, the police are also responsible to enforce the noise ordinance, however it seems that us calling them every single morning at 6am would be a waste of resources; however, I feel like my hands are tied at this point.
I have been patient for over a year at this point, with no sight of any change in the near future.
Please tell us how to proceed, and I would appreciate a response. Thank you.
Sent from my iPhone

On Oct 10, 2024, at 9:52 AM, Danielle Carollo <danielle.carollo20@gmail.com> wrote:

Hello,

I wanted to report that DiLemme is still being disruptive, they were making noise at 5:50am yesterday and again last night at 10:30pm they had people there unloading their trucks.
I know these things take time, but the neighborhood are the ones that have to endure this and it's extremely frustrating.
I'm wondering if I should call the police every time since it also says they are responsible for enforcing the noise ordinance.
Photo of DiLemme at 10:30pm on 10/09/24:
<image0.jpeg>



Siobhan Jablesnik <zoningboard@townofnewburgh.org>

Documentation Showing Expansion and Operational Impact of Dilemme and Sons

kayla pillitteri <kaypill10@gmail.com>
To: zoningboard@townofnewburgh.org

Wed, Jan 28, 2026 at 8:38 AM

Good morning,

Please see the attached document detailing the progression and current scope of operations of Dilemme and Sons, supported by Google Earth historical imagery and photographic evidence.

The materials provided demonstrate that while the property may have functioned as a small home office many years ago, its use has expanded significantly and now operates in a manner consistent with a full-scale construction yard. Historical aerial images are included in approximately ten-year increments, clearly showing the rapid increase in the size and intensity of operations on the site.

The document also includes a map identifying the residences of neighbors providing testimony. This map illustrates the direct correlation between proximity to the construction zone and the documented negative impacts on quality of life, including daily noise and disruption. Residents located farther from the active operations do not experience these impacts.

Additionally, Google Earth imagery shows there is no access to the garage or construction area from the listed Route 300 address. All business-related access and activity occur via Strawridge Road, which explains why Route 300 residents are not affected. This further supports that the business is not operating from its listed address but instead from within the residential neighborhood.

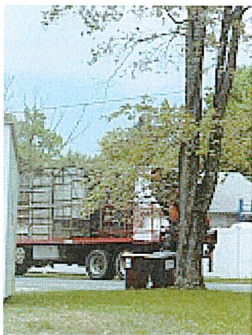
Photographic evidence included in the document shows multiple employees on site, cutting of rebar, crane operation, and large commercial trucks blocking Strawridge Road. These activities are consistent with commercial construction operations rather than a permitted residential or home-based use.

Due to file limitations, videos documenting ongoing operations cannot be embedded in the Word document and will be attached separately to this email for the Board's review.

Thank you for your time and consideration of this evidence as part of your review. If you have any questions or issues opening any of the attachments please let me know.

Respectfully,
Kayla Pillitteri

6 attachments



IMG_7631.jpeg
574K



IMG_7633.jpeg
295K



IMG_7628.png
711K



IMG_7609.png
373K



IMG_7612.png
422K



Dilemme.docx
9773K

Statement 1:

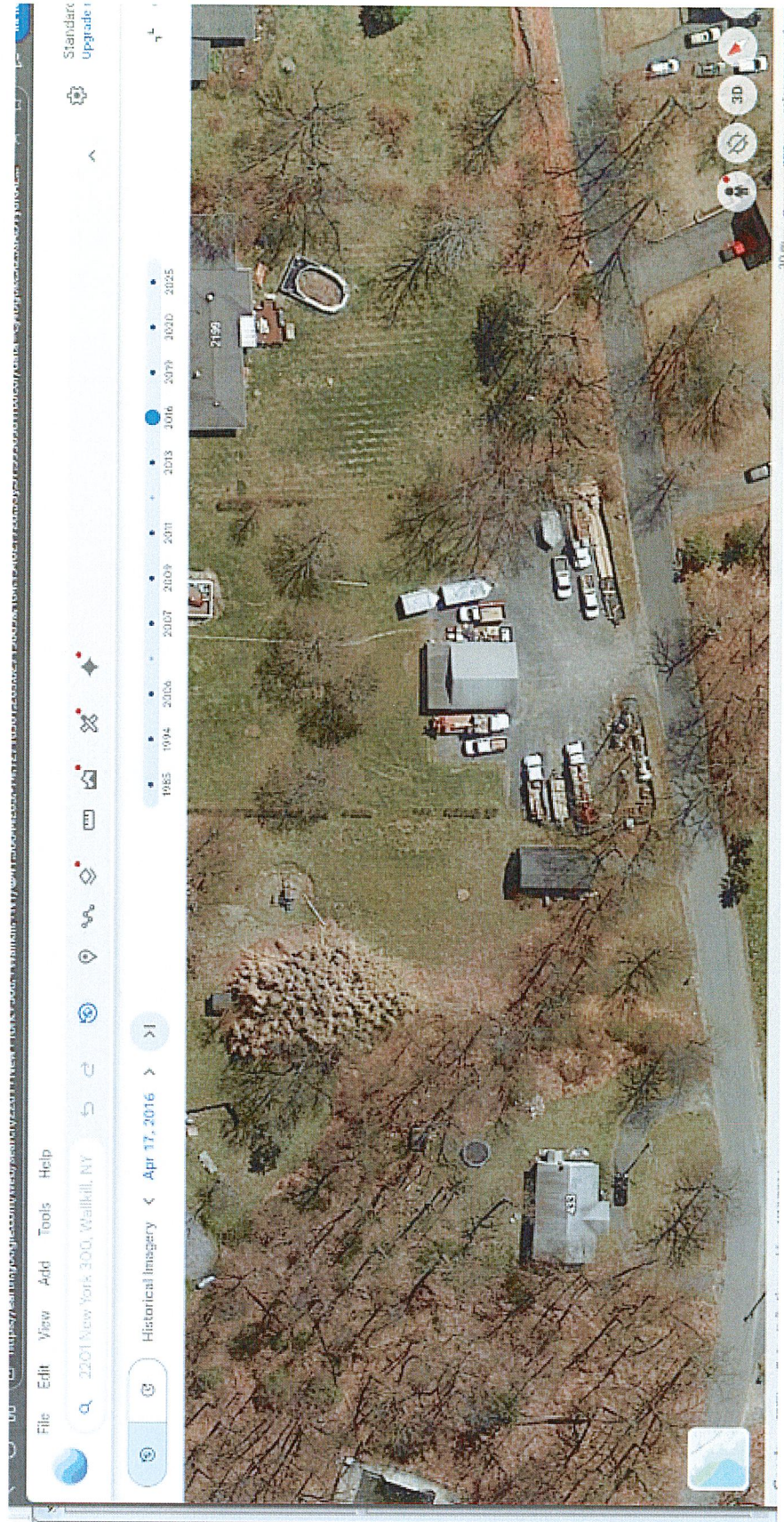
Dilemme and Sons Construction has grown exponentially over the years since they started doing business in the 80s. What may have been an office with an employee doing administrative work many years ago is not the current situation.

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.

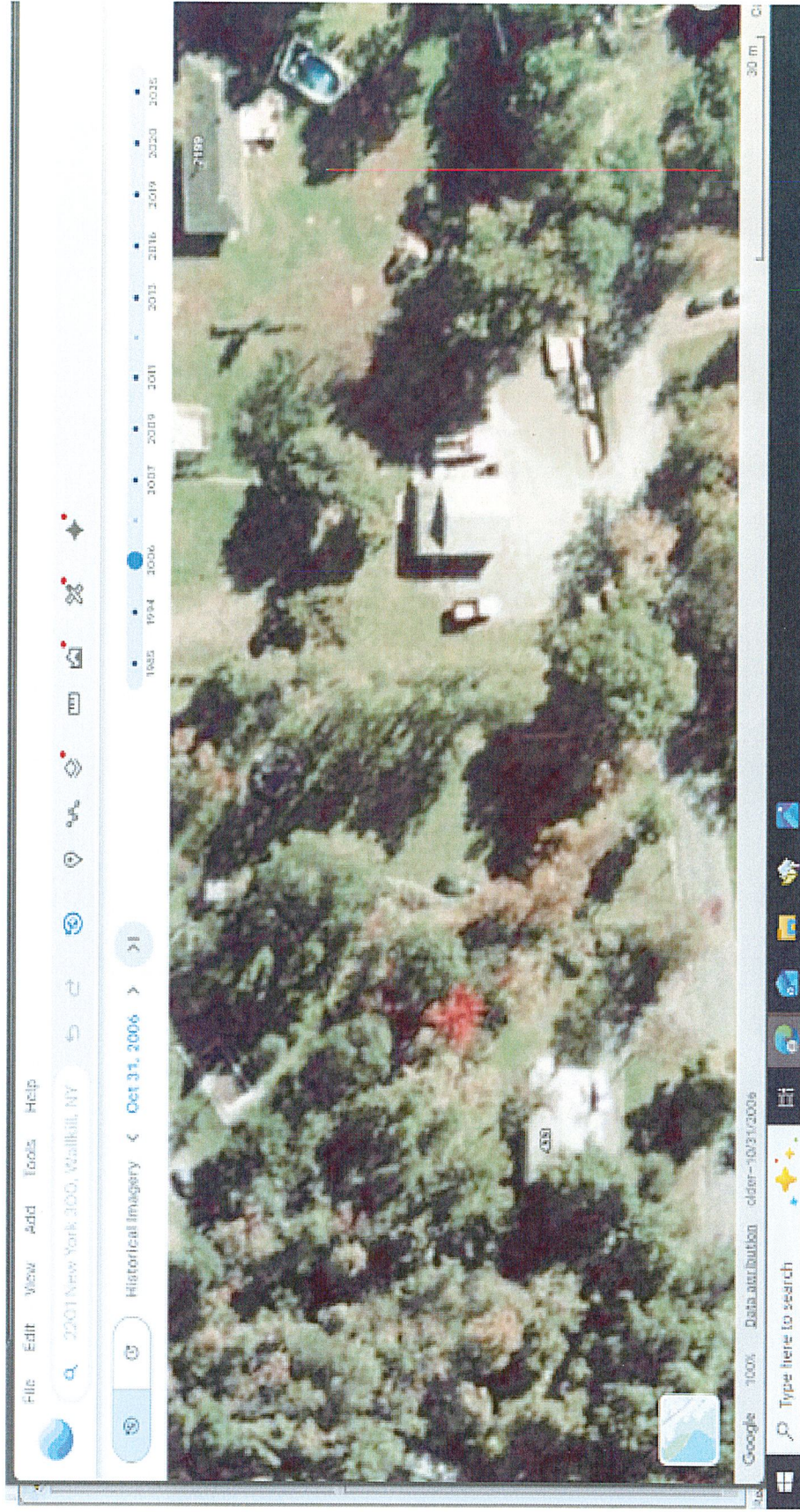
Statement 1- Photo 1: Dilemme and Sons Construction- Google Earth 2025



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



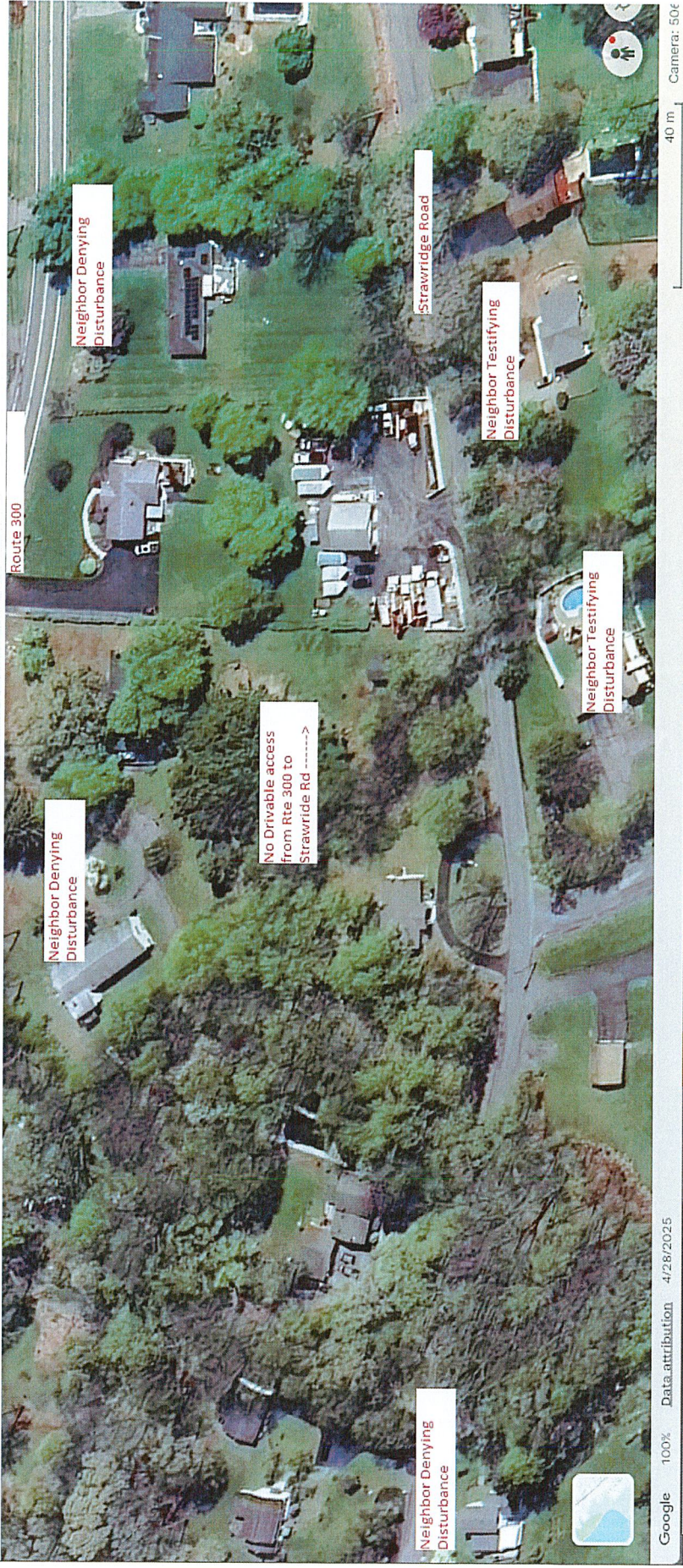
Statement 1- Photo 3: Dilemme & Sons – Google Earth 2006 Historical Data



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 Strawride Road

Large equipment blocking Strawridge Road



Excessive noise at 0606. 1/15/2026



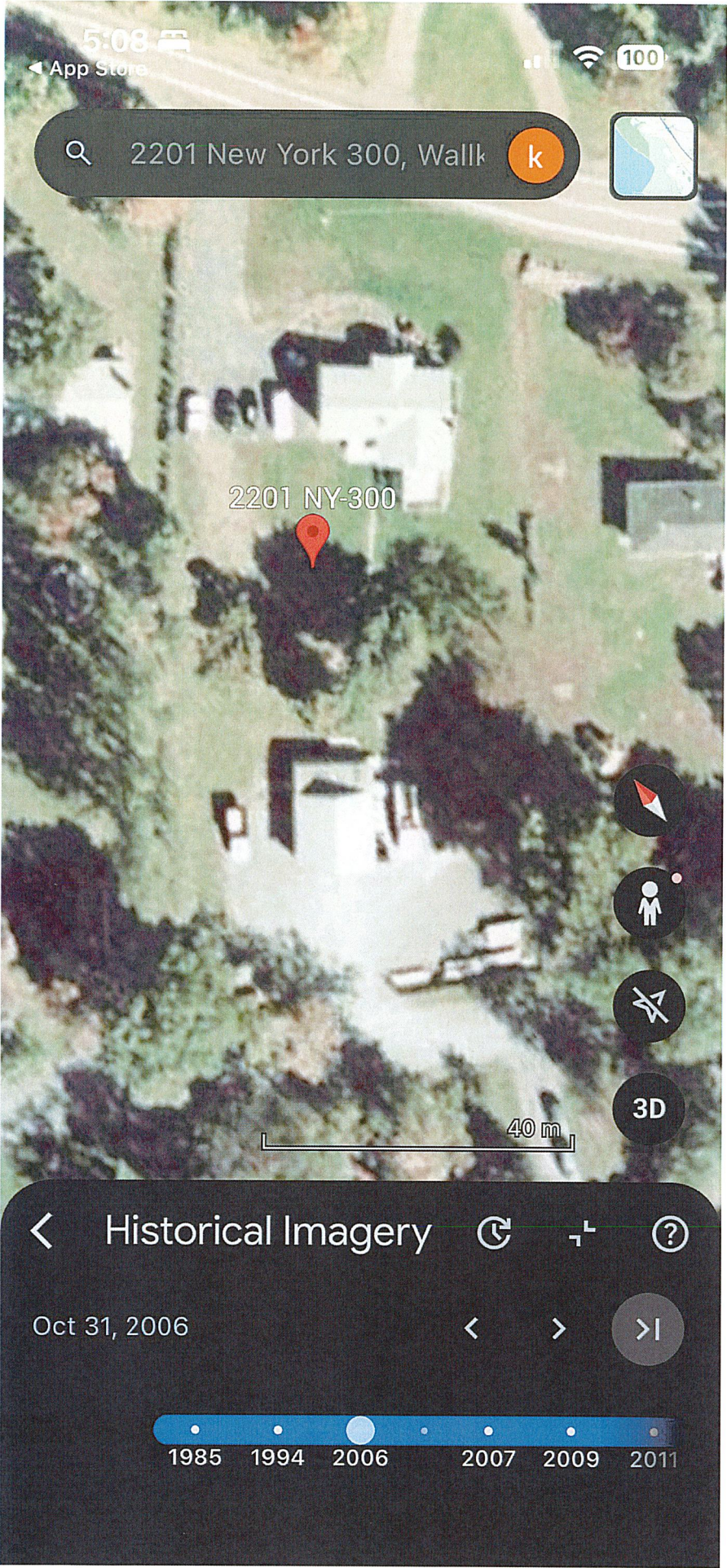


1/14/26 at 2:28 pm. Large machinery operation and trucks. Not simply loading and unloading at beginning and end of work day













Siobhan Jablesnik <zoningboard@townofnewburgh.org>

Dilemme & Sons Inc.

Kathleen Sileno <kpsileno@yahoo.com>
To: zoningboard@townofnewburgh.org
Cc: nick@dilemmeconcrete.com

Wed, Jan 28, 2026 at 9:40 AM

Dear Members of the Town Board,

We are writing to express our strong support for Dilemme & Sons, Inc. and to share our personal experience regarding their business remaining at its current location.

My family and I lived in a home directly across the street from this business for approximately twenty years, during which time Dilemme & Sons operated their concrete business from this site. Throughout those two decades, they were consistently professional, respectful, and considerate neighbors. They worked hard to be quiet, clean, and orderly, and they never left any mess in the neighborhood. In all the years we lived there, we never once had a complaint.

We also always felt that, if a concern had ever arisen, the owners would have listened with kindness and compassion. Early on, the family themselves lived across the street while raising their own children, so they fully understood what it meant to operate a business in close proximity to homes and families.

They took thoughtful steps to minimize any impact on nearby residences. We clearly recall them installing a fence and cleaning up the rear of their property that faced our home. There are only a few houses surrounding the back of the business, and ours was one of them. Most days, you would not even know the business was there. Truck activity was generally limited to the beginning and end of the day, and most of the time vehicles used the busy front highway rather than the residential area.

Beyond their day-to-day operations, Dilemme & Sons has been a meaningful part of the Town of Newburgh community. They have worked, raised their family locally, supported the school district, and maintained positive relationships within the neighborhood. They have always been respectful and friendly—often waving as they passed, which we happily returned.

In a small town, and especially in a darker, quiet neighborhood, it was sometimes comforting to see signs of life and familiar faces who cared about the area and the people in it.

Based on our long-term, firsthand experience, we firmly believe that Dilemme & Sons, Inc. has operated responsibly and thoughtfully, and that their continued presence at this location is appropriate and beneficial to the community.

Thank you for your time and consideration.

Sincerely,

Angel Rios and Kathleen Sileno-Rios