

July 22, 2025

Town of Newburgh Planning Board 1496 NYS Route 300 Newburgh, NY 12550

ATTN: John Ewasutyn, Chairman

RE: W.O. # 2078.03

ELKAY PARTNERS DEVELOPMENT

BREWER ROAD PB # 2024-29

Dear Mr. Ewasutyn,

Engineering & Surveying Properties (EP) is pleased to write this letter on behalf of the applicant, Elkay Brewer LLC. We last appeared before the Planning Board on June 25, 2025 to update the Board on the revisions to the Sketch Plan. Following our appearance at the June 25, 2025 meeting, we re-notified the public with the revised notice provided by the Planning Board describing the revisions to the application. An affidavit of mailing of notice to owners of property within 500 feet of the subject property has been enclosed with this letter for reference. We kindly ask to be placed on the next available Planning Board meeting agenda for a SEQR determination.

If you have any additional questions and/or comments, please don't hesitate to contact this office.

Engineering & Surveying Properties, PC

Ross Winglovitz, P.E.

Principal

CC:

Patrick Hines – MHE

Dominic Cordisco, Esq. - Drake Loeb

Lara Pruschki, P.E. Professional Engineer

Montgomery Office:

Montgomery, NY 12549

71 Clinton Street

Goshen Office:

(845) 457 - 7727 www.EngineeringPropertiesPC.com

Goshen, NY 10924

262 Greenwich Ave, Ste B

AFFADAVIT OF MAILING OF NOTICE

TO OWNERS OF PROPERTY WITHIN 500 FEET

OF THE SUBJECT PROPERTY

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	STATE OF NEW YORK)			
)SS.	i a		
-	COUNTY OF ORANGE)	M 340	· ·	
		being duly so deposit in the United Staring a copy of which is ed to each of the persons	tates man, posses	xhibit "A" and	
	Sworn to before me this 8 day of July 20 21	Ke Pawson			
	Notary Public				

MELISA CLARKE-DAWSON NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01CL6207240 Qualified In Bronx County Commission Expires August 17, 2025

TOWN OF NEWBURGH PLANNING BOARD 308 GARDNERTOWN ROAD NEWBURGH. NEW YORK 12550

Re: Elkay Partners Development (24-29) The proposed project has been revised to consist of the construction of 3 residential apartment buildings. The project continues to propose 168 total units in the revised layout. The height of the units has been increased to accommodate the similar unit count in the proposed 3 residential structures. Additional amenities include a clubhouse, pool, playground and other outdoor recreational facilities. The project is to be reviewed under the Towns Senior Density Bonus under Code Section 155-48B(4). Additionally, the proposed garage structures have been removed. Additional surface parking has been incorporated into the plan. The project will require extension of the Towns municipal water and sewer service. The project site is a 29.67 +/- acre parcel of property. The project is located in the Towns R3 Zoning District. The project is known on the Towns Tax Maps as Section 39, Block 1, Lot 32.

You appear to own property adjacent to (or within the general area) of the proposed project identified above. Please be advised that an amended application has recently been submitted to the Town of Newburgh Planning Board for approval for the project identified above. A copy of the application and plans are on file in the office of the Building Inspector located at 21 Hudson Valley Professional Plaza, Newburgh, N.Y. 12550.

The Planning Board will consider this action in the near future. As part of the Planning Board's review, a Public Hearing for the project will be held at a future date. If you receive this notice by mail, then you shall also receive a notice of the Planning Board Public Hearing when it is scheduled.

A Notice of any Hearing will also be published in the Town's official newspaper prior to such hearing. All meetings of the Planning Board are open to the public. A schedule of the Planning Board meetings as well as information pertaining to all applications is available at the Town Building Department and online at the Town of Newburgh's Website, www.townofnewburgh.org and at the Building Department 21 Hudson Valley Professional Plaza, Newburgh, NY 12550.

Dated: 30 June 2025

JOHN P. EWASUTYN, CHAIRMAN

334600 39-1-32 Rabinowitz, Boris & Beatrice 31 Elkay Dr Chester NY, 10918

334600 39-1-33 Bolden, Arlina S 119 Brewer Rd Newburgh NY, 12550

334600 39-2-1 Stonewall Building Corp 2580 Hempstead Tpke East Meadow NY, 11554

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334600 39-2-58 Ruback, David 84 Brewer Rd Newburgh NY, 12550

334600 41-3-6 Tobar, Nicholas 53 Hy Vue Dr Newburgh NY, 12550

334600 41-3-7 Kaiser Family IRT, Henry E 201 Edjewood Dr N Newburgh NY, 12550

334600 41-3-15 Chietero, Jeanette 219 Edjewood Dr N Newburgh NY, 12550

334600 41-3-16 Donald, Cristian L 221 Edjewood Dr N Newburgh NY, 12550

334600 41-3-17 Cooper, Gary 223 Edjewood Dr N Newburgh NY, 12550

334600 41-3-18 White, Christopher 92 E 53rd St Apt 4F Brooklyn NY, 11203

334600 41-3-19 Fields, Deborah 73 Hy Vue Dr Newburgh NY, 12550 334600 41-4-1.2 Bradley, Beverly 71 Hy Vue Dr Newburgh NY, 12550

334600 41-4-2.2 Javed, Mohammad Haseeb 69 Hy Vue Dr Newburgh NY, 12550

334600 41-4-3 Oxford, James E 67 Hy Vue Dr Newburgh NY, 12550

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334600 41-4-6 Platt, Ruth 57 Hy Vue Dr Newburgh NY, 12550

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334600 41-5-6 Earline Bennett Living Trust 46 Hy Vue Dr Newburgh NY, 12550

334600 41-5-7 Sellinger, Wofgang F 9681 Crest Dr Blaine WA, 98230

334600 41-5-8 Bello, Ernest C Jr 50 Hy Vue Dr Newburgh NY, 12550

334600 41-5-9 Bernstein, Dennis Jay 52 Hy Vue Dr Newburgh NY, 12550

334600 41-6-1 Skibinsky, Gregory 72 Hy Vue Dr Newburgh NY, 12550

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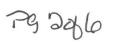
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334600 41-6-15 Mirabile, Tamara A 97 Weeks Ave Cornwall-on-Hudson NY, 12520

334600 41-6-16 Schuyler, Brian 36 Hy Vue Dr Newburgh NY, 12550

334600 41-6-17 Sheehan, Ross A Sr 203 Hy Vue Cir Newburgh NY, 12550



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334600 42-6-6 Melendez, Juan 5 Karen Ct Newburgh NY, 12550

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334600 42-6-8 Roberts, Angelina 4 Karen Ct Newburgh NY, 12550 334600 42-6-9 Torriente, Eugenio 110 Sandpiper Ln New Windsor NY, 12553

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334600 42-7-2 Lander, Carole 19 Gail PI Newburgh NY, 12550

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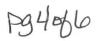
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334600 42-7-12 Rivera, Kathryn 12 Marian Dr Newburgh NY, 12550

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334600 43-7-47 Spring Meadows Partners LLC 42 Dogwood Hills Rd Newburgh NY, 12550

334600 105-1-1 Wilson, James A 8 Vermont Dr Newburgh NY, 12550

334600 105-1-2 Ortiz, Jerry P.O. Box 7283 Newburgh NY, 12550 334600 105-1-3 Culhane, Douglas G 6 Vermont Dr Newburgh NY, 12550

334600 105-1-4 Kaba, Ardian 4 Vermont Dr Newburgh NY, 12550

334600 105-1-5 Rich, John W Jr 2 Vermont Dr Newburgh NY, 12550

334600 105-1-6 Weeks & Moore LLC 680 Route 211 East Ste 3B-174 Middletown NY, 10941

334600 105-2-1 Taylor, Anthony 1 Vermont Dr Newburgh NY, 12550

334600 105-2-2 Brewer Road, LLC 101 Brewer Rd Newburgh NY, 12550

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334600 105-9-9 Alejo, Kelvin 8 Maine Dr Newburgh NY, 12550

334600 105-9-16 DeCara, L.E., Rafael L 6 Maryland Ct Newburgh NY, 12550





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334600 109-1-7 Goldsmith, James 47 Rockwood Dr Newburgh NY, 12550

334600 109-1-8 Paraski, Michael & Mayra 45 Rockwood Dr Newburgh NY, 12550

334600 109-1-9 Brooks, Neilia 43 Rockwood Dr Newburgh NY, 12550 Town of Newburgh Office of the Assessor 1496 Route 300 Newburgh, NY 12550

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