



Montgomery Office:

71 Clinton Street
Montgomery, NY 12549

Goshen Office:

262 Greenwich Ave, Ste B
Goshen, NY 10924

(845) 457 - 7727

www.EngineeringPropertiesPC.com

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

Lara Pruschki, P.E.
Professional Engineer

cc: Patrick Hines – MHE
Dominic Cordisco, Esq. – Drake Loeb

AFFADAVIT OF MAILING OF NOTICE
TO OWNERS OF PROPERTY WITHIN 500 FEET
OF THE SUBJECT PROPERTY

STATE OF NEW YORK)

)SS.

COUNTY OF ORANGE)

I, Charles M. Blunt being duly sworn, depose and say that I did on
7/8, 2025, deposit in the United States mail, postage prepaid, by first class
Mail, a Notice of Public Hearing, a copy of which is attached hereto as Exhibit "A" and
made a part hereof, addressed to each of the persons identified on Exhibit "B" attached hereto
and made a part hereof.

Charles M. Blunt

Sworn to before me this 8th
day of July, 2025

Melisa Clarke-Dawson

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

TOWN OF NEWBURGH PLANNING BOARD

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

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

334600 39-2-3
Stonewall Building Corp
2580 Hempstead Tpke
East Meadow NY, 11554

334600 39-2-4
Stonewall Building Corp
2580 Hempstead Tpke
East Meadow NY, 11554

334600 39-2-5
Stonewall Building Corp
2580 Hempstead Tpke
East Meadow NY, 11554

334600 39-2-6
Stonewall Building Corp
2580 Hempstead Tpke
East Meadow NY, 11554

334600 39-2-7
Stonewall Building Corp
2580 Hempstead Tpke
East Meadow NY, 11554

334600 39-2-8
Stonewall Building Corp
2580 Hempstead Tpke
East Meadow NY, 11554

334600 39-2-9
Stonewall Building Corp
2580 Hempstead Tpke
East Meadow NY, 11554

334600 39-2-57
Stonewall Building Corp
2580 Hempstead Tpke
East Meadow NY, 11554

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 Edgewood Dr N
Newburgh NY, 12550

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

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

334600 41-3-17
Cooper, Gary
223 Edgewood 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

334600 41-4-4
Burgos, Fabian
65 Hy Vue Dr
Newburgh NY, 12550

334600 41-4-5
Cimaglia, Claudia
63 Hy Vue Dr
Newburgh NY, 12550

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

334600 41-4-7
Platt, Ruth
57 Hy Vue Dr
Newburgh NY, 12550

334600 41-4-8
Nunes, Dorothy
204 Edgewood Dr N
Newburgh NY, 12550

334600 41-4-9
Diaz, Maximo
206 Edgewood Dr N
Newburgh NY, 12550

334600 41-4-10
Pabon, Mario Jr
208 Edgewood Dr N
Newburgh NY, 12550

**Town of Newburgh
Office of the Assessor
1496 Route 300
Newburgh, NY 12550**

Done 7/2/09

SEC 39 BLK 1 LOT 32

pg 1 of 6

334600 41-4-11
Sills, Lorraine B
210 Edgewood Dr N
Newburgh NY, 12550

334600 41-4-12
Smith, Thomas C
212 Edgewood Dr N
Newburgh NY, 12550

334600 41-4-13
Meyer, Autumn
214 Edgewood Dr N
Newburgh NY, 12550

334600 41-4-14.1
Vasquez, Sabrina
216 Edgewood Dr N
Newburgh NY, 12550

334600 41-5-1
Hudgens, Jessica M
115 Edgewood Dr S
Newburgh NY, 12550

334600 41-5-2
Krawiec, Joseph R Jr
111 Edgewood Dr S
Newburgh NY, 12550

334600 41-5-3
Tomaselli, Concetta
107 Edgewood Dr S
Newburgh NY, 12550

334600 41-5-4
Newbery, Ronald C
103 Edgewood Dr S
Newburgh NY, 12550

334600 41-5-5
Karpe, Julie C
44 Hy Vue Dr
Newburgh NY, 12550

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

334600 41-5-7
Sellinger, Wolfgang 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

334600 41-6-2
Iuzzini, John
64 Hy Vue Dr
Newburgh NY, 12550

334600 41-6-3
Smith, Joyce A
62 Hy Vue Dr
Newburgh NY, 12550

334600 41-6-4
Mendez, Dave Rafael
60 Hy Vue Dr
Newburgh NY, 12550

334600 41-6-5
Lenardi, Nancy F
58 Hy Vue Dr
Newburgh NY, 12550

334600 41-6-6
Tarsio, Patrick A Jr
116 Edgewood Dr S
Newburgh NY, 12550

334600 41-6-7
Hoben, Tim M
114 Edgewood Dr S
Newburgh NY, 12550

334600 41-6-8
Metzger, Megan
112 Edgewood Dr S
Newburgh NY, 12550

334600 41-6-9
Steinhaus, Saul
110 Edgewood Dr S
Newburgh NY, 12550

334600 41-6-10
Vallar, Manrique
108 S Edgewood Dr
Newburgh NY, 12550

334600 41-6-11
Cabrera, Mariela
106 S Edgewood Dr
Newburgh NY, 12550

334600 41-6-12
Chuilli, John T
104 Edgewood Dr S
Newburgh NY, 12550

334600 41-6-13
Charles, Jacqueline
102 S Edgewood Dr S
Newburgh NY, 12550

334600 41-6-14
Mendoza, Edgar
40 Hy Vue Dr
Newburgh NY, 12550

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

**Town of Newburgh
Office of the Assessor
1496 Route 300
Newburgh, NY 12550**

Done 7/19/20

SEC 39 BLK 1 LOT 32

Pg 2 of 6

334600 41-6-18
Barile, Nicola
205 Hy Vue Cir
Newburgh NY, 12550

334600 41-6-19
Cronin, John M
207 Hy Vue Cir
Newburgh NY, 12550

334600 42-6-1
Hammond, Mark
32 Hy Vue Dr
Newburgh NY, 12550

334600 42-6-2
Santos-Lopez, Glennys S
206 Hy Vue Cir
Newburgh NY, 12550

334600 42-6-3
Gonzalez, Marilyn
208 Hy Vue Cir
Newburgh NY, 12550

334600 42-6-4
Harrison, John
210 Hy Vue Cir
Newburgh NY, 12550

334600 42-6-5
Mast, Jill Marie
209 Hy Vue Cir
Newburgh NY, 12550

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

334600 42-6-7
Orange County Rehab
15 Fortune Rd W
Middletown NY, 10940

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

334600 42-6-10
Green, Clifton
21 Marian Dr
Newburgh NY, 12550

334600 42-6-11
Winfield, Edward Jr
15 Wesley Ct
Newburgh NY, 12550

334600 42-6-12
Miller, Laura D
25 Gail Pl
Newburgh NY, 12550

334600 42-6-13
Evers, Bardiena
3 Karen Ct
Newburgh NY, 12550

334600 42-6-14
Henry, Nicole A
1 Karen Ct
Newburgh NY, 12550

334600 42-6-15
Mensah, Lassey
17 Marian Dr
Newburgh NY, 12550

334600 42-6-16
Davis, Barbara
15 Marian Dr
Newburgh NY, 12550

334600 42-6-17
Porter, Menessa Polk
11 Marian Dr
Newburgh NY, 12550

334600 42-6-31
McMillian, Marcus
106 Hy Vue Ct
Newburgh NY, 12550

334600 42-6-32
Hill, Paul E
105 Hy Vue Ct
Newburgh NY, 12550

334600 42-6-33
Factor, Donald
103 Hy Vue Ct
Newburgh NY, 12550

334600 42-6-36
Tudico, Vincent
28 Hy Vue Dr
Newburgh NY, 12550

334600 42-6-37
Albert, Eileen P
30 Hy Vue Dr
Newburgh NY, 12550

334600 42-7-1
Weisberg, Crystal M
1070 Rev. James A. Polite Ave
Bronx NY, 10459

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

334600 42-7-3
DeMelio, Richard J
17 Gail Pl
Newburgh NY, 12550

334600 42-7-4
Pollock, Phillon Ray
15 Gail Pl
Newburgh NY, 12550

334600 42-7-10
Oliver, Lyheem
8 Marian Dr
Newburgh NY, 12550

334600 42-7-11
McLean, Cavell
10 Marian Dr
Newburgh NY, 12550

**Town of Newburgh
Office of the Assessor
1496 Route 300
Newburgh, NY 12550**

Done 7/2/05

SEC 39 BLK 1 LOT 32

Pg 3 of 6

334600 105-9-17
Quillen, Glen R
5 Maryland Ct
Newburgh NY, 12550

334600 105-9-18
Ortiz, Joyce T Davis
3 Maryland Ct
Newburgh NY, 12550

334600 105-9-21
Salomon, Robert
10 Ohio Dr
Newburgh NY, 12550

334600 105-9-22
Diee, Edward John
12 Ohio Dr
Newburgh NY, 12550

334600 105-9-23
McKay, Iman A
20-27 Seagirt Blvd Apt 3D
Far Rockaway NY, 11691

334600 105-10-1
Rosa, Ryan
19 Vermont Dr
Newburgh NY, 12550

334600 105-10-2
Edouard III, Antoine
5 Greenhill Dr 18 C
Fishkill NY, 12524

334600 105-10-3
Vasquez, Nery O
4 Florida Dr
Newburgh NY, 12550

334600 105-10-4
Belgrave, Nicholas G
6 Florida Dr
Newburgh NY, 12550

334600 105-10-5
Slater, Steve
18 Massachusetts Dr
Newburgh NY, 12550

334600 105-10-6
Betances, Doris M
20 Massachusetts Dr
Newburgh NY, 12550

334600 105-10-7
German, William H
29 Vermont Dr
Newburgh NY, 12550

334600 105-10-8
Rabe, Joe E
27 Vermont Dr
Newburgh NY, 12550

334600 105-10-9
Duck, John S
P.O. Box 562
Newburgh NY, 12551

334600 105-10-10
Myers, Michael J
23 Vermont Dr
Newburgh NY, 12550

334600 105-10-11
Hatchett, Geri
21 Vermont Dr
Newburgh NY, 12550

334600 105-11-1.11
Diaz, Luis A N
28 Gail Pl
Newburgh NY, 12550

334600 105-11-2.21
Gayle, Michael A
30 Gail Pl
Newburgh NY, 12550

334600 105-11-3
Hernandez, Meliza
34 Vermont Dr
Newburgh NY, 12550

334600 105-11-4
Rios, Lorinda
40 Vermont Dr
Newburgh NY, 12550

334600 105-12-1
Habitat for Humanity of
125 Washington St
Newburgh NY, 12550

334600 105-12-2
Cay, Ernesto
29 Gail Pl
Newburgh NY, 12550

334600 105-12-3
Zepko, William F
31 Gail Pl
Newburgh NY, 12550

334600 105-12-4
Acevedo, Suheiry
28 Vermont Dr
Newburgh NY, 12550

334600 105-12-5
Trepicone, Patrick A
26 Vermont Dr
Newburgh NY, 12550

334600 105-13-1
Trepicone, Patrick A
26 Vermont Dr
Newburgh NY, 12550

334600 105-13-2
Multari, Millie
24 Vermont Dr
Newburgh NY, 12550

334600 105-13-3
Dadgarian, Mehdi
22 Vermont Dr
Newburgh NY, 12550

334600 105-13-4
Ciccarelli, James M
20 Vermont Dr
Newburgh NY, 12550

334600 105-13-5
Rivera, Tulio
18 Vermont Dr
Newburgh NY, 12550

**Town of Newburgh
Office of the Assessor
1496 Route 300
Newburgh, NY 12550**

Done 7/2/25

SEC 39 BLK 1 LOT 32

Pg 4 of 6

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

334600 42-7-13
Henry, Tommy L
14 Marian Dr
Newburgh NY, 12550

334600 42-8-1
Reed, Romance D
26 Gail Pl
Newburgh NY, 12550

334600 42-8-2
Maldonado, Eddie Jr
24 Gail Pl
Newburgh NY, 12550

334600 42-8-3
Roa, Saul
22 Gail Pl
Newburgh NY, 12550

334600 42-8-4
Packer, Jason R
20 Gail Pl
Newburgh NY, 12550

334600 42-8-5
Smith, Christopher F
18 Gail Pl
Newburgh NY, 12550

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

334600 105-2-3.2
Brewer Road, LLC
101 Brewer Rd
Newburgh NY, 12550

334600 105-2-7
Grant, Sashoi
3 Maine Dr
Newburgh NY, 12550

334600 105-8-1
Miranda, Paul
15 Ohio Dr
Newburgh NY, 12550

334600 105-8-18
Miller, Louis
3 Florida Dr
Newburgh NY, 12550

334600 105-9-1
Muraik, Robert J
17 Vermont Dr
Newburgh NY, 12550

334600 105-9-2
Toromanides, Haralambos S
15 Vermont Dr
Newburgh NY, 12550

334600 105-9-3
DeFreitas, Collin D
13 Vermont Dr
Newburgh NY, 12550

334600 105-9-4
Skelly, Michael R
11 Vermont Dr
Newburgh NY, 12550

334600 105-9-5
Urbacz, Milton
9 Vermont Dr
Newburgh NY, 12550

334600 105-9-6
Paul, Marie C
7 Vermont Dr
Newburgh NY, 12550

334600 105-9-7
Beckmann, Judy Ann
5 Vermont Dr
Newburgh NY, 12550

334600 105-9-8
Vedetta, Lisa M
3 Vermont Dr
Newburgh NY, 12550

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

**Town of Newburgh
Office of the Assessor
1496 Route 300
Newburgh, NY 12550**

Done 7/2/95
(80)

SEC 39 BLK 1 LOT 32

334600 105-13-6
Caswell, Andrew W
16 Vermont Dr
Newburgh NY, 12550

334600 105-13-7
Falciglia, Miriam
14 Vermont Dr
Newburgh NY, 12550

334600 105-13-8
Petry, Edward J Jr
12 Vermont Dr
Newburgh NY, 12550

334600 105-13-9
Sanchez, Arturo
3 Carolina Ct
Newburgh NY, 12550

334600 105-13-10
Woods, Larry A
10 Vermont Dr
Newburgh NY, 12550

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**

Done 7/2/25
BA

SEC 39 BLK 1 LOT 32

Pg 6 of 6