



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

PROJECT NAME:	LANDS OF ZAZON-SUBDIVISION
PROJECT NO.:	04-29
PROJECT LOCATION:	SECTION 20, BLOCK 1, LOT 24
REVIEW DATE:	12 SEPTEMBER 2025
MEETING DATE:	18 SEPTEMBER 2025
PROJECT REPRESENTATIVE:	PIETRZAK & PFAU

1. Project is before the Board for a 6-month extension of the conditional final approval. Applicants representatives are in the process of completing conditions of approval.

Respectfully submitted,

MHE Engineering, D.P.C.

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

Patrick J. Hines
Principal

PJH/kmm

A handwritten signature in blue ink, appearing to read 'Michael W. Weeks'.

Michael W. Weeks, P.E.
Principal

NEW YORK OFFICE

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PIETRZAK & PFAU

ENGINEERING & SURVEYING, PLLC

August 20, 2025

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

BOARD BUSINESS

Re: Lands of Zazon (Ref. No. 04-29)
P&P No. 23153.01

9/18/25

Dear Mr. Ewasutyn:

Please let this letter serve as our request for a six (6) month extension (two (2) 90 day extensions) of Conditional Final Approval for the above referenced project. The project received condition final approval on April 15, 2021 and received an extension at the October 7, 2021 Planning Board meeting. Our office requested an additional extension on March 21, 2022 and received an extension at the April 7, 2022 Planning Board meeting, we also requested an additional extension on September 14, 2022 and received an extension at the October 6, 2023 Planning Board meeting. Our office requested an additional extension on March 9, 2023 and received an extension on April 6, 2023, and another extension was requested on September 13, 2023 with an extension being granted on September 27, 2023. Our office requested an additional six (6) month extension in a letter dated February 14, 2024 with the extension being granted at the March 7, 2024 Planning Board meeting. Our office requested an additional six (6) month extension in a letter dated August 13, 2024 with the extension being granted in September 2024 and requested another six (6) month extension in a letter dated February 24, 2025 with an extension being granted in March 2025. Our office has provided the Planning Board engineer with plans and documents for his final review. We will coordinate submission of maps and mylars for signature once the plans have been approved by your consultant

Thank you for your attention to this matter. Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC

Nicholas Rugnetta, Sr. Engineer

NR/tmp
cc: Client

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Fostertown Estates LLC

21 South St #105

Washingtonville, NY 10992

Chase

108

DATE: 9/1/2025



\$3,000.00

PAY Three Thousand and 00/100 Dollars

TO THE Town of Newburgh

ORDER

OF

 SECURITY FEATURES INCLUDED. DETAILS ON BACK
 108 021000021: 566351170
Fostertown Estates LLC**108**

Description

Amount

3,000.00

Fostertown Estates LLC**108**

Description

Amount

3,000.00

Fostertown Estates LLC

Chase

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21 South St #105

Washingtonville, NY 10992

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OF

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