



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

PROJECT NAME: MKJC REALTY, LLC
PROJECT NO.: 2025-17
PROJECT LOCATION: SECTION 35, BLOCK 3, LOT 3.22/ NYS ROUTE 32
REVIEW DATE: 10 JUNE 2026
MEETING DATE: 18 JUNE 2026
PROJECT REPRESENTATIVE: LANC & TULLY ENGINEERS- JOHN QUEENAN, PE

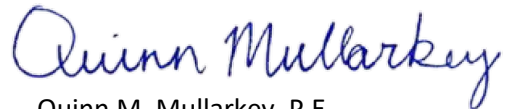
1. Amended site plan removes the second story storages areas from the structure.
2. Discuss status of previous amended submission, last before the Board 17 July 2025, which depicts drive thru.
3. Amended architectural review is required.
4. The submitted Environmental Assessment Form identifies the project is in the Chadwick Lake Critical Environmental Area . Project is not located in the Chadwick Lake Critical Environmental area.
5. Dominic Cordisco's comments regarding if the project must be submitted to County Planning as an amended site plan should be received.
6. Adjoiners' Notices must be circulated.

Respectfully submitted,

MHE Engineering, D.P.C.


Patrick J. Hines
Principal

PJH/QMM/kmm


Quinn M. Mullarkey, P.E.
Senior Engineer

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com



June 8, 2026

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

RE: Application for Amended Site Plan
MKJC Realty, LLC
NYS Route 32 – SBL: 35-3-3.22
Prior Town Application # 2023-11

Dear Chairman Ewasutyn,

On behalf of the applicant, MKJC Realty, LLC, enclosed please find Ten (10) copies of the following materials for review at the June 18, 2026 Planning Board agenda:

- Amended Site Plan entitled "MKJC Realty, LLC" dated June 1, 2026 as prepared by Lanc and Tully, P.C.
- Trusteel Buildings "Preliminary Conceptual Design for Matt Consorti", pages 1 through 6, dated March 26, 2026
- Completed Application Form, Proxy, Fee Acknowledgement, Planning Board Disclaimer and Disclosure Statement
- Completed ARB application
- Application Checklist
- Completed Short Form EAF
- A check in the amount of \$2,500.00 for escrow will be submitted under separate cover

The subject property is located along NYS Route 32 about 500 ft southeast from the intersection of NYS Route 32 and NYS Route 300. The project was recently approved by the Planning Board as a 10,000 sf commercial office/retail building. The applicant would like to amend the site plan to eliminate the prior approved second story storage areas and only have one story building. No other changes to the site plan as originally approved is proposed.

Also, the applicant has updated the building rendering and building ARB submission for the Board's review and approval.

If you require any additional information or have any questions, please do not hesitate to contact our office. Our office looks forward to presenting this application for the June 18, 2026 Planning Board agenda.

Sincerely,

LANC & TULLY, P.C.


John Queenan, P.E.

Enc.

CC: Pat Hines, MH&E
Dominic Cordisco, Esq. – Via Email
Ken Wersted, CME – Via Email

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**

RETURN TO: Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, New York 12550

DATE RECEIVED: _____ **TOWN FILE NO:** _____
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):

Amended Site Plan for MKJC Realty, LLC

2. Owner of Lands to be reviewed:

Name MKJC Realty, Inc.
Address 208 South Plank Road
Newburgh, NY 12550
Phone 914-213-1337
Email _____

3. Applicant Information (If different than owner):

Name Same as owner
Address _____

Representative John Queenan P.E.
Phone 845-294-3700
Email JQ@LancTully.com

4. Subdivision/Site Plan prepared by:

Name Lanc & Tully, P.C., Attn: John Queenan, P.E.
Address PO Box 687
Goshen, NY 10924
Phone 845-294-3700 845-294-8609
Email _____

5. Location of lands to be reviewed:

NYS Route 32

6. Zone B **Fire District** Cronomer
Acreage 1.58 **School District** Newburgh

7. Tax Map: Section 35 **Block** 3 **Lot** 3.22

8. Project Description and Purpose of Review:

Number of existing lots _____ Number of proposed lots _____
Lot line change _____
Site plan review _____
Clearing and grading _____
Other Amended Site Plan

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) _____

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature: [Signature] Title [Signature]

Print Name: Matt Conseri

Date: 6/1/26

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

FEE ACKNOWLEDGEMENT

The Town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal, landscape consultant, traffic consultant), public hearing and site inspection.

Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

Town of Newburgh Code Chapter 104-2. Planning, Zoning and Building fees, Section E(2)(e) states: If the escrow account falls below 40% of the initial deposit, the Planning Board may, if recommended by the consulting engineer, planner or attorney, require that the applicant pay additional funds into the escrow account up to 75% of the initial deposit.



APPLICANT'S SIGNATURE

Matt Consorti

APPLICANT'S NAME-- PRINTED

6/1/26

DATE

PROXY

(OWNER) Math Consorti, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT NYS Route 32

IN THE COUNTY OF Orange

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF:

Address: NYS Route 32

Section 35 Block 3 Lot 3-22

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Long + Tully, P-C IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 6/1/26

NAMES OF ADDITIONAL
REPRESENTATIVES

[Signature]
OWNERS SIGNATURE

Math Consorti
OWNERS NAME (printed)

[Signature]
WITNESS' SIGNATURE

John Queenan
WITNESS' NAME (printed)

STATE OF NEW YORK)
)SS.:
COUNTY OF ORANGE)

On the 1st day of June 2026, before me, the undersigned,
a Notary Public in and for said State, personally appeared, Matthew Consorti,
personally known to me or proved to me on the basis of satisfactory evidence to be the
individual whose name is subscribed to the within instrument and acknowledged to me that he
executed the same in his capacity, and that by his signature on the instrument, the individual,
or the person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

[Signature]

ELIZABETH M. RICKER
Notary Public, State of New York
No. 01R16411383
Qualified in Orange County
Commission Expires Nov. 16, 2028

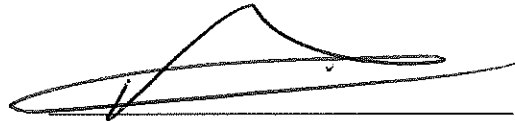
PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

6/2/26
DATED


APPLICANT'S SIGNATURE

Matt Corsoti
APPLICANT'S NAME - PRINTED

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

06/11/27
DATED

~~CORPORATE OR PARTNERSHIP APPLICANT~~

BY: Matt Casanti
TITLE: V-President
PRINT:

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: 6/1/26
NAME OF PROJECT: MKJC Realty

The applicant is to submit in writing the following items prior to signing of the site plans.

EXTERIOR FINISH (skin of the building):

Type (steel, wood, block, split block, etc.)

Metal Facade w/ Brick Wainscot

COLOR OF THE EXTERIOR OF BUILDING:

Light Stone + Burnished Slate

ACCENT TRIM:

Location: Corners + Edge

Color: Black

Type (material): Metal

PARAPET (all roof top mechanicals are to be screened on all four sides):

Same as Sides //

ROOF:

Type (gabled, flat, etc.): Flat

Material (shingles, metal, tar & sand, etc.): Metal 26 ga Galvalume

Color: Galvalume

WINDOWS/SHUTTERS:

Color (also trim if different): Black Trim
Type: Standard

DOORS:

Color: Black
Type (if different than standard door entrée): Standard

SIGN:

Color: TBD in future
Material: _____
Square footage of signage of site: _____

Height: 25' to top of parapet

Matt Consorti - owner/Applicant

Name and Title (owner, agent, builder, superintendent of job, etc.)- Printed



Applicant's Signature

TOWN OF NEWBURGH PLANNING BOARD

PROJECT NAME: Mkjc Realty

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Form As Required
2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in rejection of the application.

1. ☒ Name and address of applicant
2. ☒ Name and address of owner (if different from applicant)
3. ☒ Subdivision or Site Plan and Location
4. ☒ Tax Map Data (Section-Block-Lot)
5. ☒ Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. ☒ Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. ☒ Date of plan preparation and/or plan revisions
9. ☒ Scale the plan is drawn to (Max 1" = 100')
10. ☒ North Arrow pointing generally up

11. N/A Surveyor's Certification
12. N/A Surveyor's seal and signature
13. X Name of adjoining owners
14. N/A Wetlands and buffer zones with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. N/A Flood plain boundaries
16. X Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. X Metes and bounds of all lots
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. X Show existing or proposed easements (note restrictions)
20. X Right-of-way width and Rights of Access and Utility Placement
21. X Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. X Lot area (in sq. ft. for each lot less than 2 acres)
23. X Number of lots including residual lot
24. X Show any existing waterways
25. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. X Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. X Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. X Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. X Show topographical data with 2 ft. contours on initial submission

30. ☒ Compliance with the Tree Preservation Ordinance Code Section
31. ☒ Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
32. ☒ If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
33. ☒ Number of acres to be cleared or timber harvested
34. ☒ Estimated or known cubic yards of material to be excavated and removed from the site
35. ☒ Estimated or known cubic yards of fill required
36. ☒ The amount of grading expected or known to be required to bring the site to readiness
37. ☒ Type and amount of site preparation which falls within the buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
- _____
- _____
38. ☒ Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
- _____
- _____
39. ☒ List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: 
Licensed Professional -Signature

Print Name: John Queena, P.E.

Date: 6/1/26

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Date Prepared: 6/1/26

Short Environmental Assessment Form

Part 1 - Project Information

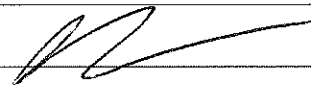
Instructions for Completing

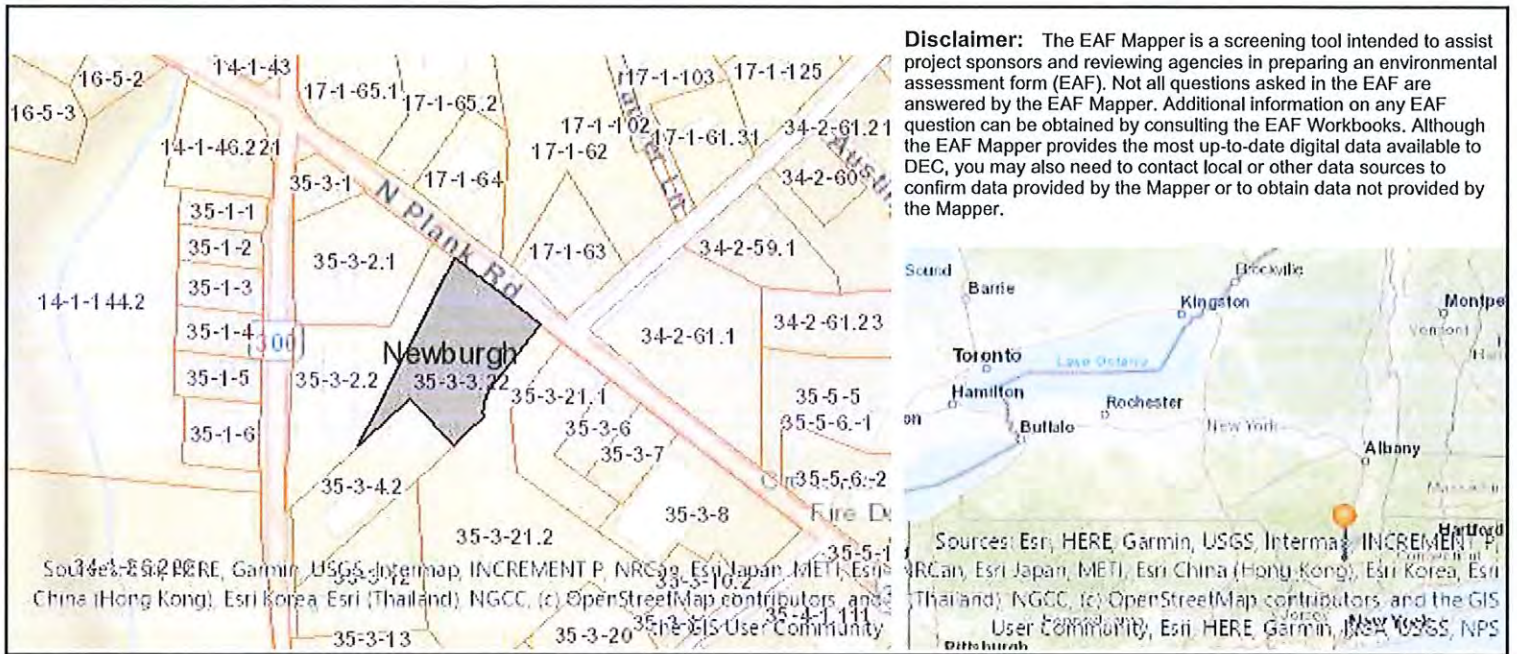
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Amended Site plan for MKJC Realty, LLC			
Project Location (describe, and attach a location map): NYS Route 32 - Town of Newburgh			
Brief Description of Proposed Action: The proposed application is an amendment to a previously approved site plan for a 10,000 sf retail/office building. The proposed amendment is the removal of the second story office space. The building shall be one story.			
Name of Applicant or Sponsor: MKJC Realty, LLC		Telephone: 914-213-1337 E-Mail: Matt@consortibros.com	
Address: 208 South Plank Road			
City/PO: Newburgh		State: NY	Zip Code: 12550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action?		1.58 acres	
b. Total acreage to be physically disturbed?		1.4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.58 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☒	N/A ☐ ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Name: Chadwick Lake Reservoir, Reason: Development threat to public health, Agency: Newburgh, Town of, If Yes, identify: Date: 5-21-87	NO ☐	YES ☒	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO ☒ ☒ ☒	YES ☐ ☐ ☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: 	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water:	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment:	NO ☐	YES ☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO ☒ ☒	YES ☐ ☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	NO ☐ ☒	YES ☒ ☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☒
If Yes, briefly describe: _____ _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ Underground stormwater detention system	NO	YES
	☐	☒
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Lanc & Tully, P.C. - Sponsor</u> Date: <u>6-1-26</u> Signature: <u></u> Title: <u>Project Engineer</u>		



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Chadwick Lake Reservoir, Reason:Development threat to public health, Agency:Newburgh, Town of, Date:5-21-87
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Town of Newburgh Planning Board

MKJC Realty, LLC (PB #23-11)

Link Below for Amended Site Plan & Trusteel Buildings

<https://mhepc.egnyte.com/fl/YjPpj4XhWcTQ>