



**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: 6 JULY 2026
MEETING DATE: 16 JULY 2026
PROJECT REPRESENTATIVE: LANC & TULLY ENGINEERS- JOHN QUEENAN, PE

1. The Planning Board made a motion to submit project to Orange County Planning. This office circulated to Orange County Planning on 6 July 2026. The time period for County Planning review has not lapsed as of the date of this meeting.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines
Principal

PJH/QMM/kmm

A handwritten signature in blue ink that reads 'Quinn Mullarkey'.

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



Steven M. Neuhaus
County Executive

Orange County Department of Planning

124 Main Street
Goshen, NY 10924-2124
Tel: (845) 615-3840
Fax: (845) 291-2533

Alan J. Sorensen, FAICP
Commissioner

www.orangecountygov.com/planning
planning@orangecountygov.com

County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, &n

Local Referring Board: Town of Newburgh Planning Board

Referral ID #: NBT28-26M

Applicant: MKJC Realty, Inc.

Tax Map #: 35-3-3.22

Project Name: MKJC Realty, LLC Site Plan

Local File #: 2025-17

Proposed Action: Proposed an amendment to the original approved site plan for a 10,000 square foot commercial office/retail building to remove the proposed second story.

Reason for County Review: Within 500 feet from NYS Route 32

Date of Full Statement: 7/6/2026

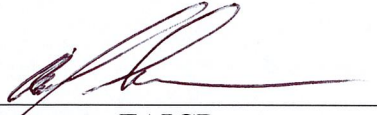
Comments:

The Department has received the above referenced site plan and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We have no further advisory comments.

County Recommendation: Local Determination

Date: 7/7/2026

Prepared by: V. Fernandez-Rogers
Planner Trainee


Alan J. Sorensen, FAICP
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at www.orangecountygov.com/planning.

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

STATE OF NEW YORK

COUNTY OF ORANGE

I, Charlene M Black, being duly sworn, depose and say that I did on
6/24/20, 2026 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

Charlene M Black

Sworn to before me this

day of 24th, 2026.

Nancy L. Elgueta
Notary Public

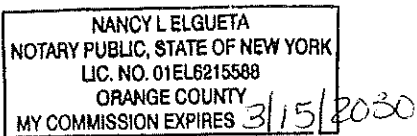


EXHIBIT "A"
COPY OF NOTICE

*See
Attached*

TOWN OF NEWBURGH PLANNING BOARD
21 HUDSON VALLEY PROFESSIONAL PLAZA
NEWBURGH, NEW YORK 12550

Re: MKJC Realty, LLC (2025-17) The project proposes an amendment to the original approved site plan for a 10,000 square foot commercial office/retail building to remove the proposed second story. Storage area access will be off a commercial access drive from NYS Route 32. The project will be served by municipal water and a proposed subsurface sanitary sewer disposal system. The project is located in the Town's B Zoning District. The project is known on the Town Tax Maps as Section 35, Block 3, Lot 3.22.

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

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

A Notice of Hearing will also be published in the Town's official newspaper prior to such hearing if one is scheduled. 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.

Dated: 22 June 2026

JOHN P. EWASUTYN, CHAIRMAN
TOWN OF NEWBURGH PLANNING BOARD

**TOWN OF NEWBURGH
PLANNING BOARD
21 HUDSON VALLEY PROFESSIONAL PLAZA
NEWBURGH NEW YORK 12550**

JOHN P. EWASUTYN
Planning Board Chairman

Office: (845) 564-7804

Fax: (845) 564-7802

Email: planningboard@townofnewburgh.org

ASSESSOR'S REQUEST

To: Assessor

From: Patrick Hines, Planning Board Consultant - Fax Back-567-3232

Request for:

___ Adjoiners List

X 500 Foot Radius

Date Submitted: 22 June 2026 PB#: 2025-17

Project Name: MKJC Realty, LLC

Project Description: Amended Site Plan

Project Location: NY State Route 32

☒ Initial Notice

☐ Subdivision Public Hearing

☐ Site Plan Public Hearing

☐ Lot Line Change

Tax Map: 35 Block: 3 Lot: 3.22

Applicant's Representative: Lanc & Tully, Engineering & Surveying, DPC

Attn: John Queenan, P.E.

P.O. Box 687

Goshen, NY 10924

Date Complete: 22 June 2026

EXHIBIT "B"

LIST OF PROPERTY OWNERS

See
Attachment

334600 14-1-46.221
Amato, Sebastian
349 Carter Ave
Newburgh NY, 12550

334600 14-1-144.2
Crossroad Realty Partners LLC
50 Cocoa Ln
Newburgh NY, 12550

334600 17-1-61.31
Carfora L.E., Lois A
13 Weyants Ln
Newburgh NY, 12550

334600 17-1-62
Carfora, Louis
7 Weyants Ln
Newburgh NY, 12550

334600 17-1-63
Moin, Syed I
67 Lexington Dr
Newburgh NY, 12550

334600 17-1-64
RKA Realty LLC
168 Hopper Ave
Waldwick NJ, 07463

334600 17-1-65.1
Frank C Greco, LLC
2424 Ridge Rd
Rockwall TX, 75087

334600 17-1-65.2
RKA Realty LLC
168 Hopper Ave
Waldwick NJ, 07463

334600 17-1-66
Valentine, Emil Joseph
310 Route 32
Newburgh NY, 12550

334600 17-1-102
Carfora, Dana
9 Weyants Ln
Newburgh NY, 12550

334600 17-1-103
Carfora, Dana
9 Weyants Ln
Newburgh NY, 12550

334600 34-1-26.222
Piotrowski, Richard
28 Susan Dr
Newburgh NY, 12550

334600 34-2-59.1
Zilavy, Charles L
14 Weyants Ln
Newburgh NY, 12550

334600 34-2-61.1
Cronomer Valley Fire District
296 N Plank Rd
Newburgh NY, 12550

334600 34-2-61.23
Cronomer Valley Fire District
296 N Plank Rd
Newburgh NY, 12550

334600 35-1-1
Brite, Paul C
7 Horizons Dr
Newburgh NY, 12550

334600 35-1-2
Torres Irrevocable Trust, Jose
1659 Route 300
Newburgh NY, 12550

334600 35-1-3
Freyer, Joseph M
1657 Route 300
Newburgh NY, 12550

334600 35-1-4
J Squared Capital Inc.
1655 Route 300
Newburgh NY, 12550

334600 35-1-5
Tenecela, Anthony
1653 Route 300
Newburgh NY, 12550

334600 35-1-6
Waite Living Trust, Nancy L
1651 Route 300
Newburgh NY, 12550

334600 35-3-1
Kalimaa Realty Group LLC
3 Ivy Rd
Rocky Point NY, 11778

334600 35-3-2.1
Kavanaghs Jewelers Llc
1668 Rte 300
Newburgh NY, 12550

334600 35-3-2.2
Cornwall Management Llc
33 South Plank Rd
Newburgh NY, 12550

334600 35-3-3.22
MKJC Realty, LLC
208 S Plank Rd
Newburgh NY, 12550

334600 35-3-4.2
Gizzarelli & Wagner LLC
1658 Route 300
Newburgh NY, 12550

334600 35-3-6
Yannone, Mickey R
2 Bridge St
Newburgh NY, 12550

334600 35-3-7
Yannone, Mickey R
2 Bridge St
Newburgh NY, 12550

334600 35-3-8
CNS Estates, LLC
P.O. Box 44
Monsey NY, 10952

334600 35-3-12
Gizzarelli & Wagner LLC
1658 Route 300
Newburgh NY, 12550

Done 6/22/2020

SEC 35 BLK 3 LOT 3.22

Pg 1 of 2

334600 35-3-13
Clapper, Alfred E Jr.
1650 Route 300
Newburgh NY, 12550

334600 35-3-20
Alvarez, Romel
4 Onderdonk Rd
Suffern NY, 10901

334600 35-3-21.1
CSLL, LLC
95 Highview Ave
Nanuet NY, 10954

334600 35-3-21.2
JMS Rehab Realty, LLC
11 American Way
Newburgh NY, 12550

334600 35-3-22.4
Jackson, Tasha S
14 Berry Ln
Newburgh NY, 12550

334600 35-5-5
Cronomer Valley Fire Dept
296 N Plank Rd
Newburgh NY, 12550

Romel Alvarez

SEC 35 BLK 3 LOT 3.22

AFFIDAVIT OF POSTING(S) OF
NOTICE OF PUBLIC HEARING
AT THE PROPERTY

STATE OF NEW YORK
COUNTY OF ORANGE

I, _____, being duly sworn, depose and say that I did on or before
_____, 202__ post and will thereafter maintain at _____
_____ in the Town of Newburgh, New York, at or near the
front property line(s) and within view of each fronting street a copy(ies) of the Notice of Public
Hearing, which notice was in the form attached hereto.

Sworn to before me this _____
day of _____, 202__.

Notary Public

[Photograph(s) of the posted Public Hearing Notice(s) must be submitted by the applicant with
this affidavit.]