



TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT NAME: RAYMOND FAMILY - 29 DANDELION LANE
PROJECT NO.: 26-15
PROJECT LOCATION: SECTION 2, BLOCK 1, LOT 94
REVIEW DATE: 29 JULY 2026
MEETING DATE: 6 AUGUST 2026
PROJECT REPRESENTATIVE: FUSCO ENGINEERING & LAND SURVEYING, DPC

1. Status of the review of the subsurface sanitary sewer disposal system should be addressed. A dye test was discussed at the previous Planning Board meeting.
2. Two family homes are subject to ARB approval. The architecture and entrance details of the units shall provide the appearance of a single-family residence.
3. The ZBA approval of a 5-month extension of the variances was on 25 June 2026.
4. The Applicant's Representative identified that four parking spaces exist on the site including two garage spaces.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink, reading 'Patrick J. Hines'.

Patrick J. Hines
Principal

A handwritten signature in blue ink, reading 'Quinn M. Mullarkey'.

Quinn M. Mullarkey, P.E.
Senior Engineer

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Consulting Engineers

Alfred A. Fusco, Jr.
P.E. Principal

Alfred A. Fusco, III
General Manager

June 23, 2026

Town of Newburgh Zoning Board of Appeals
1496 Route 300
Newburgh, NY 12550

RE: Section 2, Block 3, Lot 94
29 Dandelion Lane
Town of Newburgh
Orange County, New York
Our File #25-165C

Dear Chairman Scalzo and Members of the Zoning Board of Appeals:

I am respectfully requesting a six-month extension of the area variances granted by the Town of Newburgh Zoning Board of Appeals on November 25, 2025, for the property located at 29 Dandelion Lane, identified as Section 2, Block 1, Lot 94.

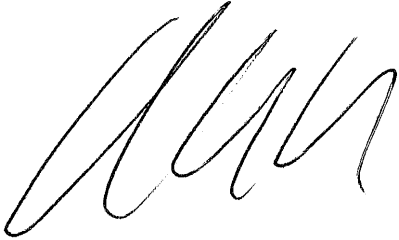
As noted in the Board's decision, the variances were granted to allow the continued use of the existing two-family dwelling and were conditioned upon obtaining all necessary approvals from the Town of Newburgh Planning Board. Since the issuance of the variances, efforts have been made to advance the Planning Board approval process and satisfy all applicable requirements. However, additional time is needed to complete the review process and secure the necessary approvals.

The requested extension will allow the applicant to continue pursuing the required Planning Board approvals without interruption and will preserve the relief previously granted by the Board. No changes are proposed to the plans or circumstances upon which the variances were originally approved, and the basis for the Board's findings and decision remains unchanged.

Accordingly, pursuant to the provisions of the Town of Newburgh Code allowing for a one-time six-month extension of variance approvals, we respectfully request that the Zoning Board of Appeals grant an additional six-month extension of the variances approved on November 25, 2025.

Thank you for your consideration of this request. Please let us know if any additional information is required.

Respectfully submitted,



Alfred A. Fusco, Jr., P.E.

Fusco Engineering
& Land Surveying DPC

Cc: Town of Newburgh Planning Board
Town of Newburgh Building Department