



# TOWN OF NEWBURGH

*Crossroads of the Northeast*

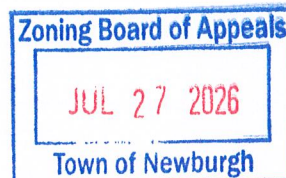
## ZONING BOARD OF APPEALS

21 Hudson Valley Professional Plaza  
Newburgh, NY 12550

OFFICE OF ZONING BOARD  
DARRIN SCALZO, CHAIRMAN  
SIOBHAN JABLESNIK, SECRETARY

TELEPHONE 845-566-4901

FAX LINE 845-564-7802



## APPLICATION

DATED: 6/5/26

TO: **THE ZONING BOARD OF APPEALS**  
THE TOWN OF NEWBURGH, NEW YORK 12550

I (WE) WOODHOLLOW CONTRACTING CORP PRESENTLY

RESIDING AT NUMBER 103 SCHOOL ST., LINDENHURST NY 11757

TELEPHONE NUMBER 516-827-5916

HEREBY MAKE APPLICATION TO THE ZONING BOARD OF APPEALS FOR THE FOLLOWING:

                     USE VARIANCE

      X       AREA VARIANCE (S)

                     INTERPRETATION OF THE ORDINANCE

                     SPECIAL PERMIT

### 1. LOCATION OF THE PROPERTY:

95-1-49.2 (TAX MAP DESIGNATION)

100 RT 17K, NEWBURGH NY (STREET ADDRESS)

IB (ZONING DISTRICT)

### 2. PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

Town Code Section 55-18C(4)(b). and 185-18(C)(4)(C)

3. IF VARIANCE TO THE ZONING LAW IS REQUESTED:

- a) APPEAL IS MADE FROM DISAPPROVAL BY THE TOWN BUILDING INSPECTOR OR BUILDING PERMIT APPLICATION. SEE ACCOMPANYING NOTICE DATED:
- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED:  
\_\_\_\_\_5/21/26\_\_\_\_\_

4. DESCRIPTION OF VARIANCE SOUGHT: landscaping buffer. front and rear yard setbacks

5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT **NOT APPLICABLE**

- a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:

\_\_\_\_\_  
\_\_\_\_\_

**(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)**

- b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

\_\_\_\_\_  
\_\_\_\_\_

- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:

\_\_\_\_\_  
\_\_\_\_\_

- d) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

\_\_\_\_\_  
\_\_\_\_\_

6. IF AN AREA VARIANCE IS REQUESTED:

- a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:

The property at 100 Rt 17K is already developed and operating as a gas station and convenience store. The proposed EV charging stations will be located within the existing paved parking areas and will not change the building footprint, circulation patterns, or visual appearance of the site. The use is compatible with the automotive service character of Rt 17K and will enhance the neighborhood by providing clean energy infrastructure. Neighboring properties will not be negatively affected; instead, the project will contribute to improved amenities for residents and travelers.

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- b) THE BENEFIT SOUGHT BY THE APPLICANT CAN NOT BE ACHIEVED BY SOME METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE, BECAUSE:

Due to the site's pre-existing nonconforming conditions including lot area 0.92 acres required where 0.78 acres is provided and rear yard 60 feet required where 58ft is provided. The front yard located on NYS Route 17K requires a 60ft setback and, as Rt 17K has specific landscape buffer requirements along the State Highway which requires all new projects the first 35 feet of front yard along all properties on 17k to be landscaped and parking vehicles isn't permitted in the landscaped areas and the 35ft dimension is expanded to 45ft for all properties on 17K within 350ft of the intersection of centerlines of intersecting street

Without relief from the setback provisions, installation of EV chargers cannot be reasonably accommodated on the property. — no feasible alternative placement exists for the EV charging stations without a variance of relief from the setback provisions,

- c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

Although numerical differences in the setbacks appear large, these conditions are long-standing pre-existing nonconformities associated with the lot's unique layout and roadway adjacency. The proposed EV chargers will not expand or intensify these nonconformities, but will instead be located within the existing paved area and integrate into the current use of the site. The actual impact of the variance is modest and does not result in additional encroachment beyond what already exists.

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- d) THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE:

The installation of EV chargers will not require significant grading, tree removal, or disturbance of natural resources. Equipment will be installed on the existing impervious parking lot surface, maintaining current drainage and stormwater conditions. The chargers are quiet, low-profile, and environmentally beneficial, supporting reductions in greenhouse gas emissions by enabling clean vehicle use. The variance will not introduce noise, traffic, or environmental hazards to the neighborhood.

f) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

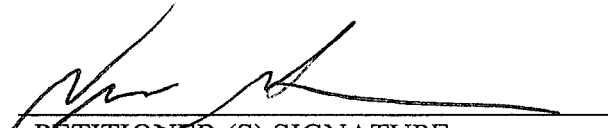
The need for the area variance arises from the parcel's pre-existing nonconforming setbacks and position to 17k lot designation, conditions that existed prior to the applicant's proposed improvements. The applicant did not create the lot shape, setbacks, or zoning requirements. The request for relief is directly tied to conditions outside the applicant's control, not from actions by the property owner.

7. ADDITIONAL REASONS (IF PERTINENT):

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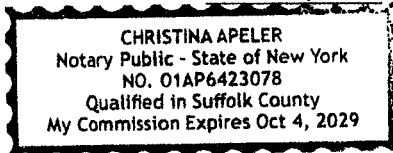
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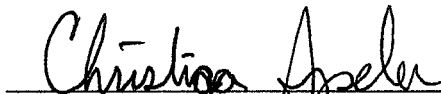
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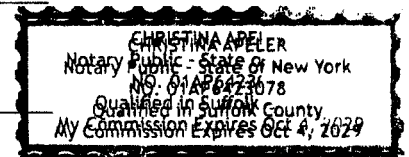
  
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 9 DAY OF June 2026



  
NOTARY PUBLIC



NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.

**(ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 13 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE NIGHT OF THE MEETING).**

(NOTE: BOARD MEMBERS MAKE SITE VISITS TO ALL THE PROPERTIES)

TOWN OF NEWBURGH  
ZONING BOARD OF APPEALS

PROXY

(OWNER) 100 ROUTE 17K LLC, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 601 PORT WASHINGTON BLVD, PORT WASHINGTON NY 11050  
IN THE COUNTY OF NASSAU  
AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF:  
Address: 100 RTE 17K, NEWBURGH NY

Section 95 Block 1 Lot 49.2

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH  
ZONING BOARD AND WOODHOLLOW CONTRACTING CORP IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD

DATED: 07-26-26

[Signature]  
OWNERS SIGNATURE

SYED HUSSAIN  
OWNERS NAME (printed)

[Signature]  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL  
REPRESENTATIVES

MARY HANSEN  
WITNESS' NAME (printed)

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

On the 26 day of MARCH 2026 before me, the undersigned,  
a Notary Public in and for said State, personally appeared, SYED HUSSAIN,  
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]  
GHUN GUN PARK  
Notary Public, State of New York  
No. 01PA6288286  
Qualified in Queens County  
Commission Expires 08-03-2029

# Short Environmental Assessment Form

## Part 1 - Project Information

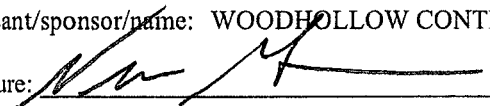
### Instructions for Completing

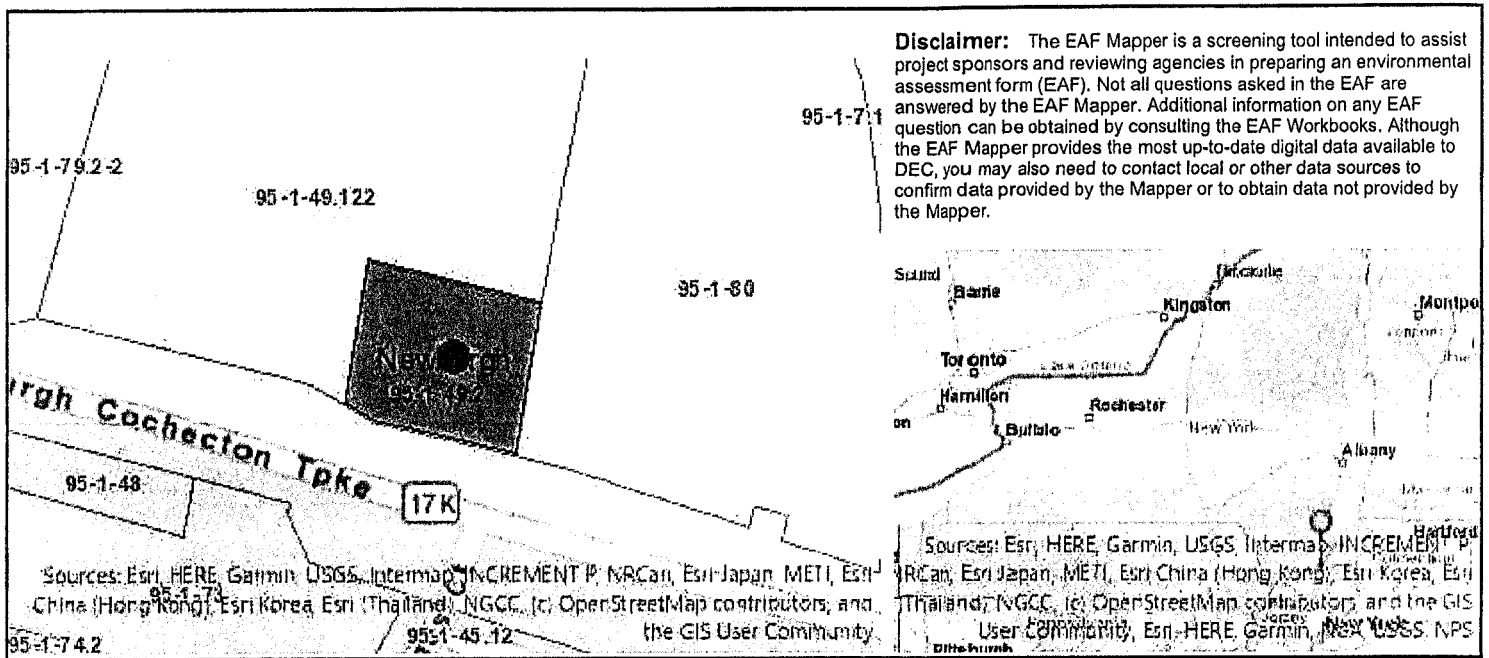
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

|                                                                                                                                                                                                                                                                                                                                                      |  |                                           |                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------|--------------------------------------------|
| <b>Part 1 – Project and Sponsor Information</b>                                                                                                                                                                                                                                                                                                      |  |                                           |                                            |
| WOODHOLLOW CONTRACTING CORP                                                                                                                                                                                                                                                                                                                          |  |                                           |                                            |
| Name of Action or Project:<br>100 RT 17K EV CHARGER                                                                                                                                                                                                                                                                                                  |  |                                           |                                            |
| Project Location (describe, and attach a location map):<br>100 RT 17K, NEWBURGH NY                                                                                                                                                                                                                                                                   |  |                                           |                                            |
| Brief Description of Proposed Action:<br>INSTALL ELECTRIC VEHICLE CHARGERS                                                                                                                                                                                                                                                                           |  |                                           |                                            |
| Name of Applicant or Sponsor:<br>WOODHOLLOW CONTRACTING CORP                                                                                                                                                                                                                                                                                         |  | Telephone: 516 827 5916                   |                                            |
|                                                                                                                                                                                                                                                                                                                                                      |  | E-Mail: PERMITS@WOODHOLLOWDESIGNS.COM     |                                            |
| Address:<br>103 SCHOOL ST.,                                                                                                                                                                                                                                                                                                                          |  |                                           |                                            |
| City/PO:<br>LINDENHURST                                                                                                                                                                                                                                                                                                                              |  | State:<br>NY                              | Zip Code:<br>11757                         |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval: TOWN OF NEWBURGH PLANNING, ZONING AND BULIDING DEPT                                                                                                                                       |  | NO<br><input type="checkbox"/>            | YES<br><input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? _____ acres                                                                                                                                                                                                                                                                                  |  |                                           |                                            |
| b. Total acreage to be physically disturbed? _____ acres                                                                                                                                                                                                                                                                                             |  |                                           |                                            |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres                                                                                                                                                                                                                   |  |                                           |                                            |
| 4. Check all land uses that occur on, are adjoining or near the proposed action:                                                                                                                                                                                                                                                                     |  |                                           |                                            |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)                                                                                                                                |  |                                           |                                            |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):                                                                                                                                                                                                       |  |                                           |                                            |
| <input type="checkbox"/> Parkland                                                                                                                                                                                                                                                                                                                    |  |                                           |                                            |

|                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                                     |                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action,                                                                                                                                                                                                                                                                                                                                                           | NO                                  | YES                                 | N/A                      |
| a. A permitted use under the zoning regulations?                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan?                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?                                                                                                                                                                                                                                                                      | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?                                                                                                                                                                                                                                                                     | NO                                  | YES                                 |                          |
| If Yes, identify: _____                                                                                                                                                                                                                                                                                                                                                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?                                                                                                                                                                                                                                                                                     | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| b. Are public transportation services available at or near the site of the proposed action?                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>            | <input type="checkbox"/>            |                          |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?                                                                                                                                                                                                                                                                         | <input type="checkbox"/>            | <input type="checkbox"/>            |                          |
| 9. Does the proposed action meet or exceed the state energy code requirements?                                                                                                                                                                                                                                                                                                       | NO                                  | YES                                 |                          |
| If the proposed action will exceed requirements, describe design features and technologies:<br>_____<br>_____                                                                                                                                                                                                                                                                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 10. Will the proposed action connect to an existing public/private water supply?                                                                                                                                                                                                                                                                                                     | NO                                  | YES                                 |                          |
| If No, describe method for providing potable water: _____<br>_____                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 11. Will the proposed action connect to existing wastewater utilities?                                                                                                                                                                                                                                                                                                               | NO                                  | YES                                 |                          |
| If No, describe method for providing wastewater treatment: _____<br>_____                                                                                                                                                                                                                                                                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 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? | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 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?                                                                                                                                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 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?                                                                                                                                                                                             | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?                                                                                                                                                                                                                                                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____<br>_____<br>_____                                                                                                                                                                                                                                                                 |                                     |                                     |                          |

|                                                                                                                                                                                                                                                                                                                                                                                                                              |                                     |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:<br><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> 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?<br>Indiana Bat, Upland Sandpiper                                                                                                                                                                                                                      | NO                                  | YES                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan?                                                                                                                                                                                                                                                                                                                                                                  | NO                                  | YES                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,                                                                                                                                                                                                                                                                                                                | NO                                  | YES                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| a. Will storm water discharges flow to adjacent properties?                                                                                                                                                                                                                                                                                                                                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe:                                                                                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| _____                                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |                                     |
| _____                                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |                                     |
| 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)?<br>If Yes, explain the purpose and size of the impoundment:                                                                                                                                                                                  | NO                                  | YES                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| _____                                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |                                     |
| _____                                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |                                     |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe:                                                                                                                                                                                                                                                              | NO                                  | YES                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| _____                                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |                                     |
| _____                                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |                                     |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) hazardous waste?<br>If Yes, describe: <u>Spill Report with the last activity listed as 4/3/2020 indicating no further contamination was detected and 6/10/2020 indicating the monitoring wells can be abandoned and the site is no longer considered a contamination Site</u> <u>REPORT INCLUDED</u> | NO                                  | YES                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>                                                                                                                                                                                                                                                                                                                        |                                     |                                     |
| Applicant/sponsor/name: <u>WOODHOLLOW CONTRACTING</u> Date: <u>6/5/26</u>                                                                                                                                                                                                                                                                                                                                                    |                                     |                                     |
| Signature: <u></u> Title: <u>6.5.26</u>                                                                                                                                                                                                                                                                                                   |                                     |                                     |



|                                                                                               |                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Part 1 / Question 7 [Critical Environmental Area]                                             | No                                                                                                                                                     |
| 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]                                        | Yes                                                                                                                                                    |
| Part 1 / Question 15 [Threatened or Endangered Animal - Name]                                 | Indiana Bat, Upland Sandpiper                                                                                                                          |
| Part 1 / Question 16 [100 Year Flood Plain]                                                   | No                                                                                                                                                     |
| Part 1 / Question 20 [Remediation Site]                                                       | Yes                                                                                                                                                    |



ORANGE COUNTY – STATE OF NEW YORK  
KELLY A. ESKEW, COUNTY CLERK  
255 MAIN STREET  
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE  
\*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



BOOK/PAGE: 15293 / 548  
INSTRUMENT #: 20220061125

Receipt#: 3070173  
Clerk: SS  
Rec Date: 08/22/2022 09:59:22 AM  
Doc Grp: D  
Descrip: DEED  
Num Pgs: 5  
Rec'd Frm: FIDELITY NATIONAL TITLE  
INSURANCE

Party1: SINGH REALTY CORP  
Party2: 100 ROUTE 17K LLC  
Town: NEWBURGH (TN)

Payment Type: Check \_\_\_  
Cash \_\_\_  
Charge \_\_\_  
No Fee \_\_\_

Comment: \_\_\_\_\_

*Kelly A. Eskew*

Kelly A. Eskew  
Orange County Clerk

Recording:

|                           |        |
|---------------------------|--------|
| Recording Fee             | 45.00  |
| Cultural Ed               | 14.25  |
| Records Management - Coun | 1.00   |
| Records Management - Stat | 4.75   |
| TP584                     | 5.00   |
| RP5217 All others - State | 241.00 |
| RP5217 - County           | 9.00   |

Sub Total: 320.00

Transfer Tax  
Transfer Tax - State 5800.00

Sub Total: 5800.00

Total: 6120.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
Transfer Tax #: 684  
Commercial Transfer Tax  
Consideration: 1450000.00

Transfer Tax - State 5800.00

Total: 5800.00

STATE OF NEW YORK, COUNTY OF ORANGE ss:  
I, Kelly A. Eskew, County Clerk and Clerk of the Supreme  
and County Courts, Orange County, do hereby certify that I  
have compared this copy with the original thereof filed or  
recorded in my office 8/22/2022 and the same is a correct  
transcript thereof in witness whereof, I have hereunto set my  
hand and affixed my official seal 07/06/2026.

*Kelly A. Eskew*

County Clerk & Clerk of the Supreme County Courts  
Orange County

Record and Return To:

ELECTRONICALLY RECORDED BY INGeo

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

This Indenture made this 5th day of AUGUST 2022

Between

Singh Realty Corp. with an address of 100 Route 17K Newburgh, NY 12550  
party of the first part, and

100 Route 17K LLC with an address of 601 Port Washington Blvd Port Washington, NY 11050  
party of the second part,

Witnesseth, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**All** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Orange and State of New York.

SEE LEGAL DESCRIPTION ATTACHED HERETO

FOR INFORMATIONAL PURPOSES ONLY:

SAID premises is known as: 100 ROUTE 17K NEWBURGH, NY 12550 ; 5.95; Block: 1, Lot: 49.2 TS

BEING and intended to be the same premises as conveyed to the grantor by deed dated 04/18/1997 recorded 05/12/1997 in Liber 4566 Page 286 at Orange County Recording Office.

THIS CONVEYANCE HAS BEEN MADE BY THE UNANIMOUS CONSENT OF ALL MEMBERS OF THE GRANTOR AND IS BEING DONE IN THE ORDINARY COURSE OF THE BUSINESS OF THE GRANTOR.

**Together** with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**And** the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatsoever, except as aforesaid.

**And** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**In Witness Whereof**, the party of the first part has duly executed this deed the day and year first above written.

IN THE PRESENCE OF:

\_\_\_\_\_  
by:  {SEAL}  
SINGH REALTY CORP.  
President, Tejinder Singh

USE ACKNOWLEDGEMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of Queens } ss.:

(2) On August 5, 2022, before me, the undersigned, personally appeared

Tejinder Singh

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Barri Gordon

Barri  
(signature and office of individual taking acknowledgment)  
BARRI GORDON  
Notary Public State of New York  
No. 01GO6201677  
Qualified in Nassau County  
Commission Expires 03/02/2025

ACKNOWLEDGEMENT FORM FOR USE WITHIN NEW YORK STATE ONLY:  
(New York Subscribing Witness Acknowledgment Certificate)

State of New York, County of \_\_\_\_\_ } ss.:

On \_\_\_\_\_, before me, the undersigned, personally appeared

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number, if any, thereof); that he/she/they know(s) \_\_\_\_\_ to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness was present and saw said \_\_\_\_\_ execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

(signature and office of individual taking acknowledgment)

USE ACKNOWLEDGEMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of \_\_\_\_\_ } ss.:

On \_\_\_\_\_, before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

ACKNOWLEDGEMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:  
(Out of State or Foreign General Acknowledgment Certificate)

State of \_\_\_\_\_, County of \_\_\_\_\_ } ss.:

(Complete Venue with State, Country, Province or Municipality)

On \_\_\_\_\_, before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(insert the city or other political subdivision and the state or county or other place the acknowledgement was taken)

(signature and office of individual taking acknowledgment)

### Bargain and Sale Deed

WITH COVENANTS AGAINST GRANTOR'S ACTS

Title No. D7405-125530

SINGH REALTY CORP.  
TO  
100 ROUTE 17K LLC

TAX ID Block 1 Lot 4-9-2  
COUNTY OR TOWN ORANGE

RECORDED AT REQUEST OF

RETURN BY MAIL TO

Harvey F. Friedman, Esq.  
10 Cullen Mill Road, Ste 200  
Great Neck, NY 11021

Reserve this space for use of Recording office.

**SCHEDULE A-1**  
**(Description of the Land)**

**Record Description (Deed)**

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Newburgh, County of Orange and State of New York, bounded and described as follows:

BEGINNING at a point in the northerly line of New York State Highway Route 17K where the same is intersected by the dividing line between lands now or formerly of DeLong on the west and lands now or formerly of Samuel L. Grimes on the east;

RUNNING THENCE North 76 degrees 06 minutes 38 seconds East 57.38 feet to a bend therein;

THENCE South 77 degrees 15 minutes 30 seconds East 293.40 feet to another bend therein;

THENCE South 74 degrees 52 minutes 55 seconds East 27.79 feet to another bend therein;

THENCE South 60 degrees 20 minutes 35 seconds East 45.46 feet to the point of beginning; and

RUNNING THENCE South 60 degrees 20 minutes 35 seconds East 39.86 feet along the said northerly line of New York State Highway Route 17K to a bend therein;

THENCE South 76 degrees 51 minutes 42 seconds East 162.54 feet still along the same to a point;

THENCE North 08 degrees 51 minutes 00 seconds East 171.36 feet to a point;

THENCE North 76 degrees 51 minutes 42 seconds West 200.00 feet to a point;

THENCE South 08 degrees 51 minutes 00 seconds West 160.00 feet to the aforementioned northerly line of New York State Highway Route 17K, and to the point or place of BEGINNING.

**As Surveyed Description**

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Newburgh, County of Orange and State of New York, and being more particularly bounded and described as follows:

BEGINNING at an iron pipe found on the northerly side of New York State Route 17K, said pipe being the southeasterly most corner of the lands reputedly of DiBrizzi;

THENCE from said point or place of beginning, the following two (2) courses and distances and the lands reputedly of said DiBrizzi,

1. North 09 degrees 03 minutes 58 seconds East, a distance of 159.97 feet to an iron pipe found;
2. South 76 degrees 38 minutes 44 seconds East, a distance of 200.00 feet;

THENCE along the lands reputedly of COS17-II, LLC, South 09 degrees 03 minutes 58 seconds West, a distance of 171.36 feet;

THENCE the following two (2) courses and distances along the northerly side of said New York State Route 17K,

1. North 76 degrees 38 minutes 47 seconds West, a distance of 162.54 feet to an iron pin found;
2. North 06 degrees 07 minutes 37 seconds West, a distance of 39.96 feet to the point or place of BEGINNING, as surveyed by Howard W. Weeden, P.L.S., P.C., Walden, New York, on 9 July 2022 and containing 0.780 acres of land, more or less.

**SCHEDULE A-1**  
(Continued)

FOR INFORMATION ONLY: Premises also known as 100 Route 17K, Newburgh, NY  
Section 95 Block 1 Lot 49.2

**THE POLICY TO BE ISSUED** under this commitment will insure the title to such buildings and improvements on the premises which by law constitute real property.

**FOR CONVEYANCING ONLY:** Together with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.

**END OF SCHEDULE A**

# DRAKE LOEB <sup>PLLC</sup>

ATTORNEYS AT LAW

555 Hudson Valley Avenue, Ste. 100  
New Windsor, New York 12553

Phone: 845-561-0550

Fax: 845-561-1235

www.drakeloeb.com

May 21, 2026

Glen L. Heller<sup>o</sup>  
Marianna R. Kennedy  
Adam L. Rodd  
Dominic Cordisco  
Ralph L. Puglielle, Jr.  
Alana R. Bartley<sup>oo</sup>  
Aaron C. Fitch

Sarah N. Wilson  
Michael J. Barfield  
Michael A. D'Angelo<sup>oo</sup>  
James C. Lindeman

Jennifer L. Schneider  
Managing Attorney

<sup>o</sup> LL.M. in Taxation  
<sup>oo</sup> Member NY & NJ Bar

James R. Loeb<sup>\*</sup>  
Richard J. Drake<sup>\*\*</sup>  
Gary J. Gogerty<sup>\*</sup>  
Stephen J. Gaba<sup>\*</sup>

<sup>\*</sup> Retired

<sup>\*\*</sup> Retired 2015; d. 2025

## BY EMAIL ONLY

Darrin J. Scalzo, Chairman  
Zoning Board of Appeals  
Town of Newburgh  
Town Hall  
1496 Route 300  
Newburgh, New York 12550

Re: 100 Route 17k EV Charging Stations / Planning Board Project No. 26-10

Dear Chairman Scalzo and Board Members:

At the Planning Board's May 7, 2026 meeting, the Planning Board resolved to refer this matter to the Zoning Board of Appeals for the following variances. The project is located at — you <sup>49-2</sup> guessed it — 100 Route 17k, and is identified on the tax map as Section 95, Block 1, Lot 3, and located in the IB zone. The applicant seeks approval to add EV charging stations to the existing gas station.

The gas pump canopy previously received a variance from the ZBA on July 8, 1987.

It is noted the bulk table contains +/- symbols. Actual distances should be provided in the bulk table. The required variances are as follows:

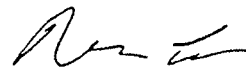
The zoning bulk table identifies pre-existing nonconformities on the site including lot area 0.92 acres required where 0.78 acres is provided and rear yard 60 feet required where 58 is provided.

The front yard setback for Route 17K requires 60 feet based on Town Code Section 55-18C(4)(b).

The site is located on NYS Route 17K which has specific landscape buffer requirements along the State Highway. Town Code Section 185-18(C)(4)(C) requires for all new development projects, the first 35 feet of front yard along all properties on 17K from the City of Newburgh west to the Town of Montgomery shall be landscaped. Parking of vehicles shall not be permitted in these landscaped areas. Thirty five foot dimension shall be expanded to 45 feet for all properties on Route 17K which are within 350 feet of the intersection of centerlines of intersecting street.

This matter is a Type II action under SEQRA, and as a result, the Planning Board has not declared its intent to serve as lead agency. Thank you for your consideration of this matter.

Very Truly Yours,



Dominic Cordisco

cc:

David A. Donovan, Esq., Attorney for the ZBA  
Town of Newburgh Planning Board  
Patrick J. Hines, Planning Board Consulting Engineer



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

**PROJECT NAME:** 100 ROUTE 17K LLC – EV CHARGING STATIONS  
**PROJECT NO.:** 26-10  
**PROJECT LOCATION:** SECTION 95, BLOCK 1, LOT 49.2  
**REVIEW DATE:** 27 APRIL 2026  
**MEETING DATE:** 7 MAY 2026  
**PROJECT REPRESENTATIVE:** NICHOLAS GASPARO, WOOD HOLLOW DESIGNS

1. The EAF identifies habitat for two threatened or endangered species Upland Sandpiper and Indiana Bat. Potential impacts should be coordinated with NYSDEC Natural Heritage Program.
2. Numerous monitoring well sites are depicted. Information pertaining to site contamination / remediation should be identified.
3. Project is located on New York State Route 17K. Orange County Planning review and NYSDOT Informational Notification should be undertaken.
4. The application identifies the site in the B Business Zoning District. The project site is located in the Town IB Interchange Business Zoning District.
5. Air pumps exist in the proposed area for the charging stations. Are these air pumps proposed to be relocated? If they are to be relocated, the location should be depicted on the plan.
6. The zoning bulk table identifies pre-existing nonconformities on the site including lot area 0.92 acres required where 0.78 acres is provided and rear yard 60 feet required where 58 is provided. It is noted the bulk table contains +/- symbols. Actual distances should be provided in the bulk table.
7. The front yard setback for Route 17K requires 60 feet based on Town Code Section 55-18C(4)(b).
8. The site is located on NYS Route 17K which has specific landscape buffer requirements along the State Highway. Town Code Section 185-18(C)(4)(C) requires for all new development projects, the first 35 feet of front yard along all properties on 17K from the City of Newburgh west to the Town of Montgomery shall be landscaped. Parking of vehicles shall not be permitted in these landscaped areas. Thirty five foot dimension shall be expanded to 45 feet for all properties on Route 17K which are within 350 feet of the intersection of centerlines of intersecting street.

**NEW YORK OFFICE**

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

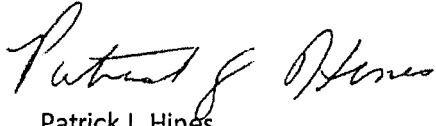
**PENNSYLVANIA OFFICE**

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

9. Adjoiners Notices must be circulated after this meeting.

Respectfully submitted,

**MHE Engineering, D.P.C.**



Patrick J. Hines  
Principal

PJH/kmm



Quinn M. Mullarkey, P.E.  
Senior Engineer



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](http://www.orangecountygov.com/planning)  
[planning@orangecountygov.com](mailto: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 #:** NBT22-26M

**Applicant:** Woodhollow Contracting Corp.

**Tax Map #:** 95-1-49.2

**Project Name:** 100 Route 17K Site Plan

**Local File #:** 2026-10

**Proposed Action:** Proposed installation of two 240kw EV Charging Stations and four parking spots.

**Reason for County Review:** Within 500 feet of State Route 17K.

**Date of Full Statement:** 05/08/2026

#### 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.

**County Recommendation:** Local Determination

**Date:** 5/13/2026

**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](http://www.orangecountygov.com/planning).



Gmail

PB 26-10

Mary Hansen <mhansen@woodhollowdesigns.com>

---

## Inquiry for potential impacts; Upland Sandpiper & Indiana Bat @100 Rt 17K Newburgh NY

---

dec.sm.NaturalHeritage <NaturalHeritage@dec.ny.gov>

Fri, May 8, 2026 at 12:14 PM

To: Mary Hansen <mhansen@woodhollowdesigns.com>

Cc: Nicholas Gasparo <nick@woodhollowdesigns.com>, Kenn Suarez <ksuarez@woodhollowdesigns.com>, Mark Ruescher <mruescher@woodhollowdesigns.com>

Mary,

As a program separate from NYSDEC, NY Natural Heritage is only authorized to provide information on which state-listed rare animals are in the vicinity of a project. The EAF Mapper utilizes our data so you have what you need in that respect.

We do not have the authority to comment officially on behalf of NYSDEC as to any permit considerations, project clearances, or other requirements regarding state-listed animals.

Please contact the NYSDEC Region 3 Office, Division of Environmental Permits, at dep.r3@dec.ny.gov, (845) 256-3054 for more information regarding permit considerations or project clearances regarding these species.

Sincerely,

Heidi

Heidi Krahling (she/her)

Heritage Information Manager | New York Natural Heritage Program

**SUNY College of Environmental Science & Forestry**

In partnership with NYS Department of Environmental Conservation

625 Broadway, 5<sup>th</sup> Floor, Albany, NY 12233-4757

NaturalHeritage@dec.ny.gov

www.nynhp.org

# NYSDEC SPILL REPORT FORM

DEC REGION: 3 SPILL NUMBER: 9400263  
 SPILL NAME: TEXACO GAS STATION DEC LEAD: BTRANSOM

CALLER NAME: JAMES SLAUGHTER NOTIFIER'S NAME: \_\_\_\_\_  
 CLR'S AGENCY: LAND TECH NOTIFIER'S AGENCY: \_\_\_\_\_  
 CALLER'S PHONE: (203) 261-2673 NOTIFIER'S PHONE: \_\_\_\_\_

SPILL DATE: 03/15/1994 SPILL TIME: 12:00 pm DISPATCHER: \_\_\_\_\_  
 CALL RECEIVED DATE: 04/06/1994 RECEIVED TIME: 5:31 pm \_\_\_\_\_

## SPILL LOCATION

PLACE: TEXACO GAS STATION COUNTY: Orange  
 STREET: 100 RT. 17K TOWN/CITY: Newburgh  
 COMMUNITY: NEWBURGH  
 CONTACT: \_\_\_\_\_ CONTACT PHONE: \_\_\_\_\_

CONT. FACTOR: Equipment Failure SPILL REPORTED BY: Other  
 FACILITY TYPE: Gasoline Station or other PBS Facilit WATERBODY: \_\_\_\_\_

### CALLER REMARKS:

PROPERTY TRANSFER SUBSURFACE EVALUATION LAB ANALYSIS SHOWS GASOLINE CONTAMINATION

| MATERIAL                       | CLASS              | SPILLED | RECOVERED | RESOURCES AFFECTED |
|--------------------------------|--------------------|---------|-----------|--------------------|
| gasoline                       | Petroleum          | 0.00 L  | 0.00 L    | Soil,              |
| MTBE (methyl-tert-butyl ether) | Hazardous Material |         |           | Soil,              |

## POTENTIAL SPILLERS

| COMPANY | ADDRESS | CONTACT        |
|---------|---------|----------------|
| TEXACO  | ZZ      | (516) 338-7603 |

| Tank No. | Tank Size | Material           | Cause | Source | Test Method | Leak Rate | Gross Failure |
|----------|-----------|--------------------|-------|--------|-------------|-----------|---------------|
| 1        | 550       | MTBE (methyl-tert- |       |        | 20          | 0.00      |               |

### DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead\_DEC Field was "MCCARTHY"

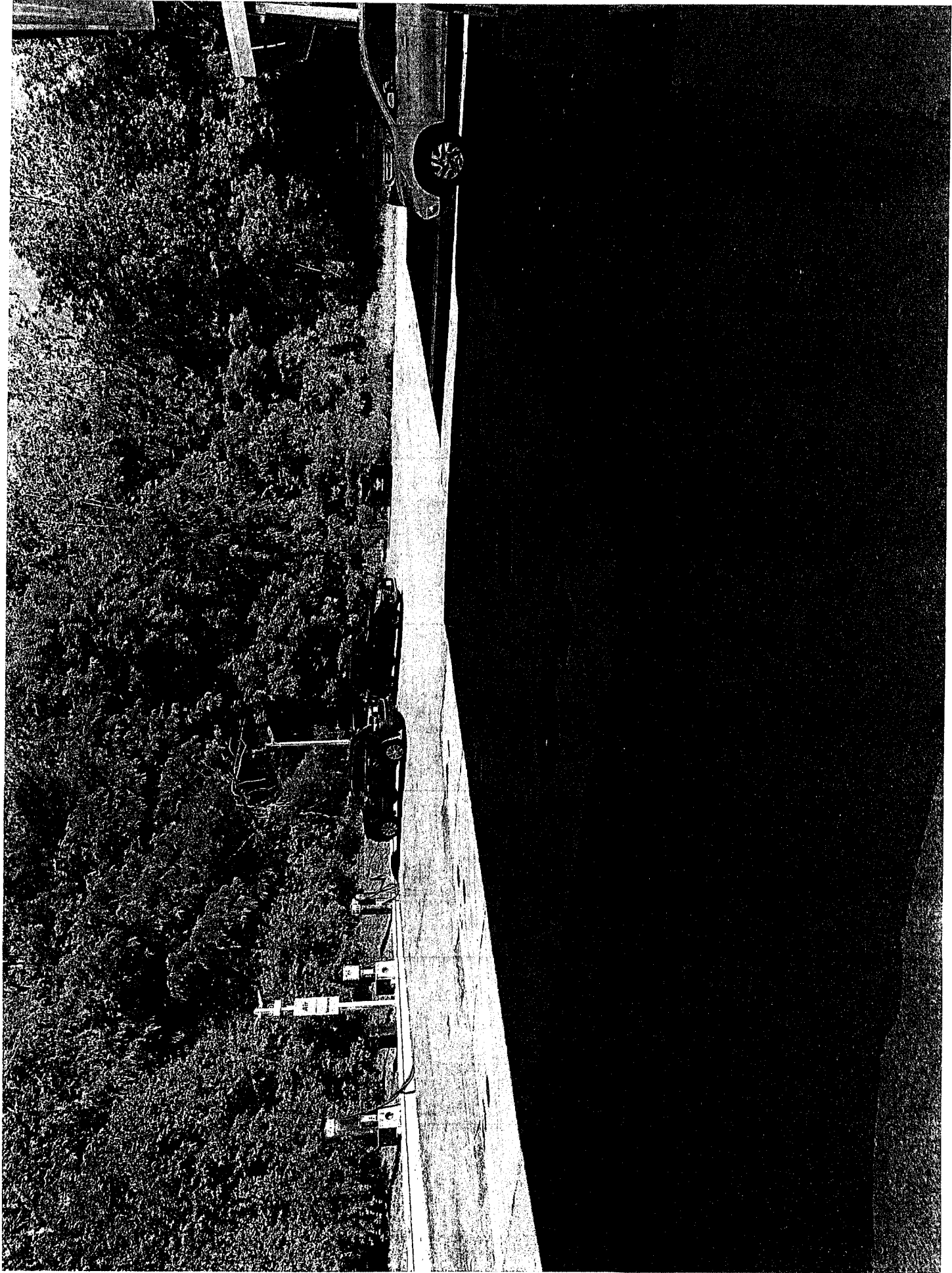
12/21/2015 -- Regional spills staff have reviewed the limited available information for this spill and placed it into an INACTIVE category as noted by the place holder project manager Jen Cutter. ELM/DB

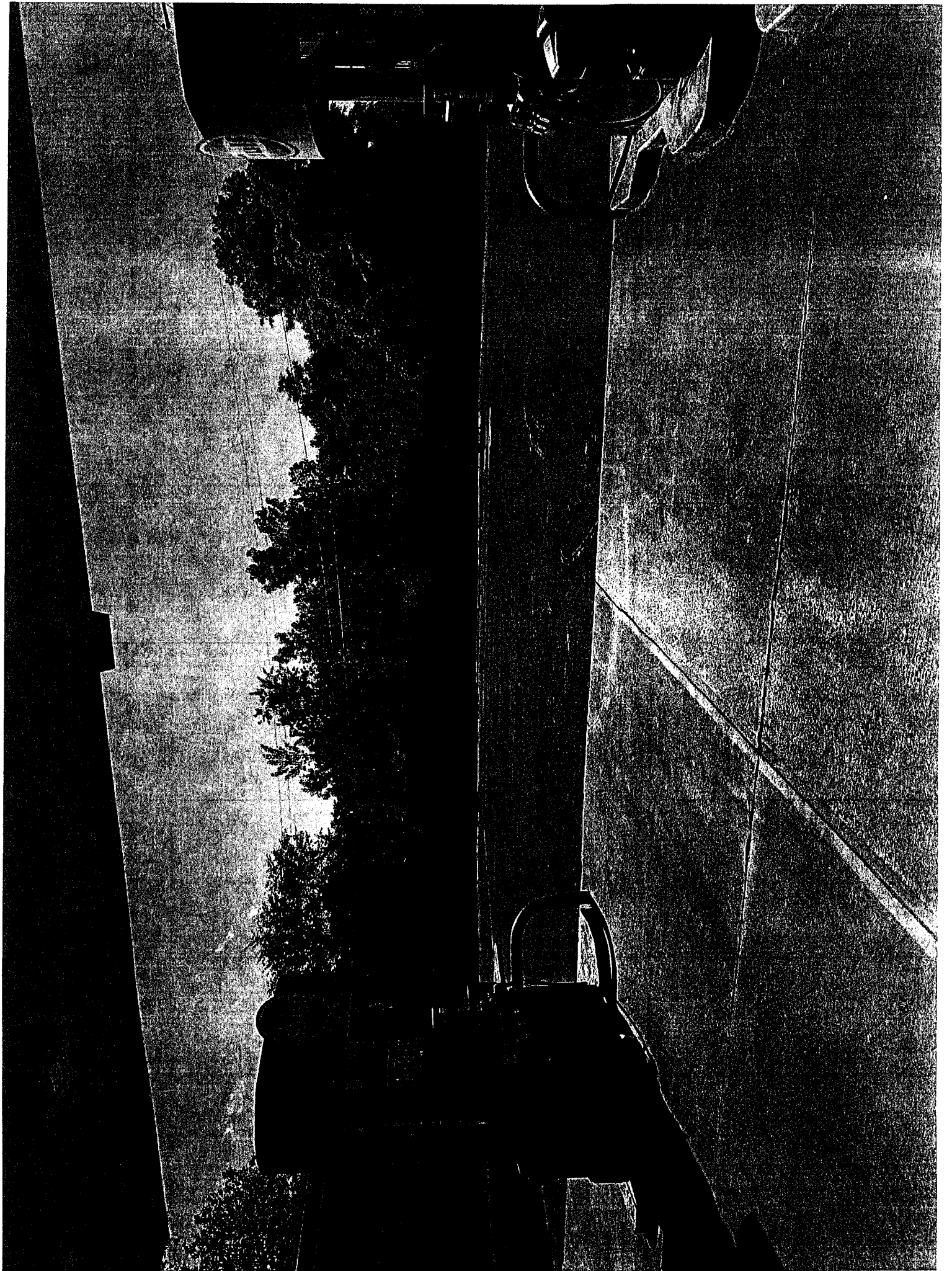
11-20-17 NOV sent to Singh, copied to operator NSK, Syed.

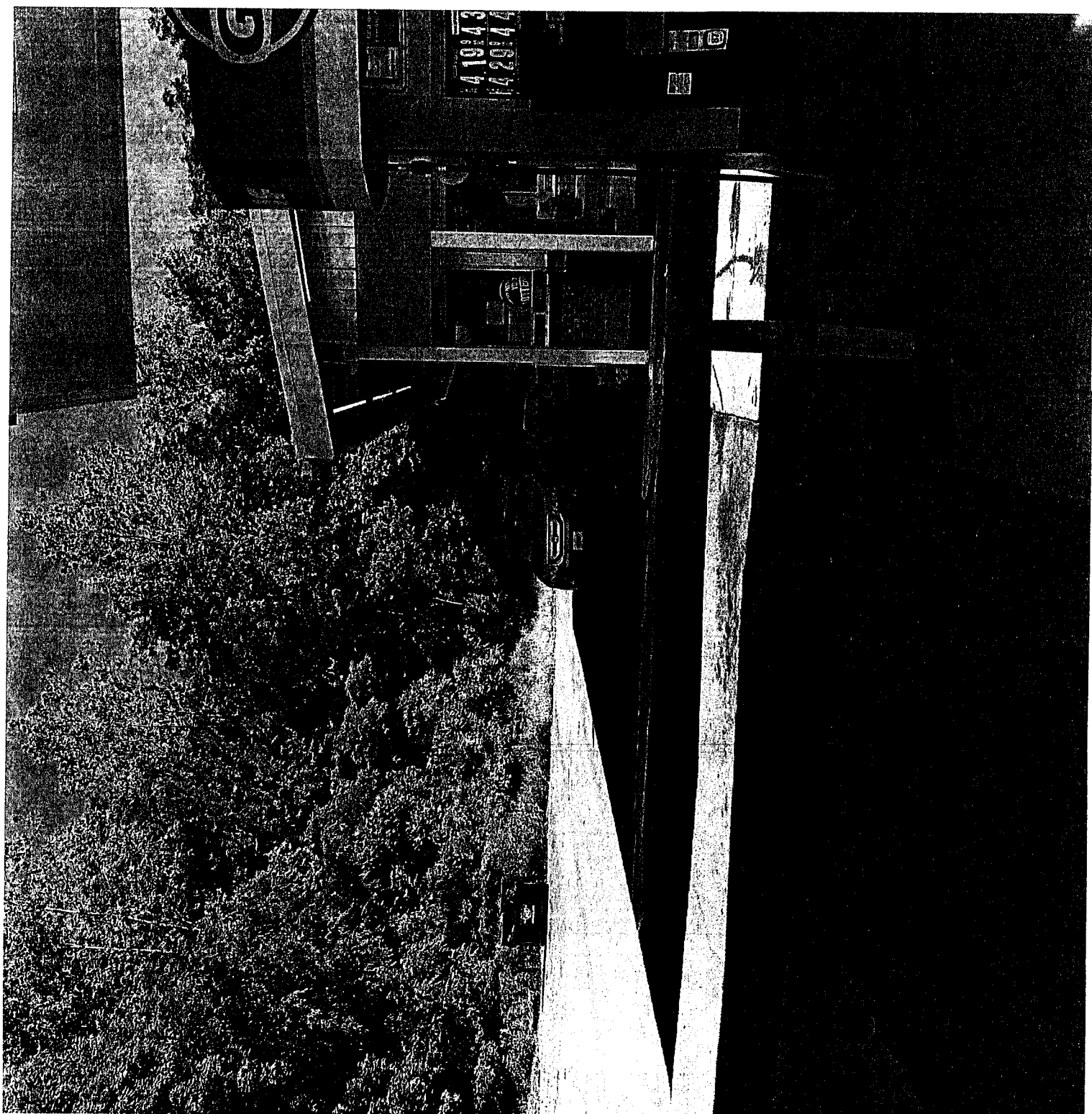
11-30-17 call from Yogi Singh, asking for more time, letter and I repeated need a response by Dec 5. RDB

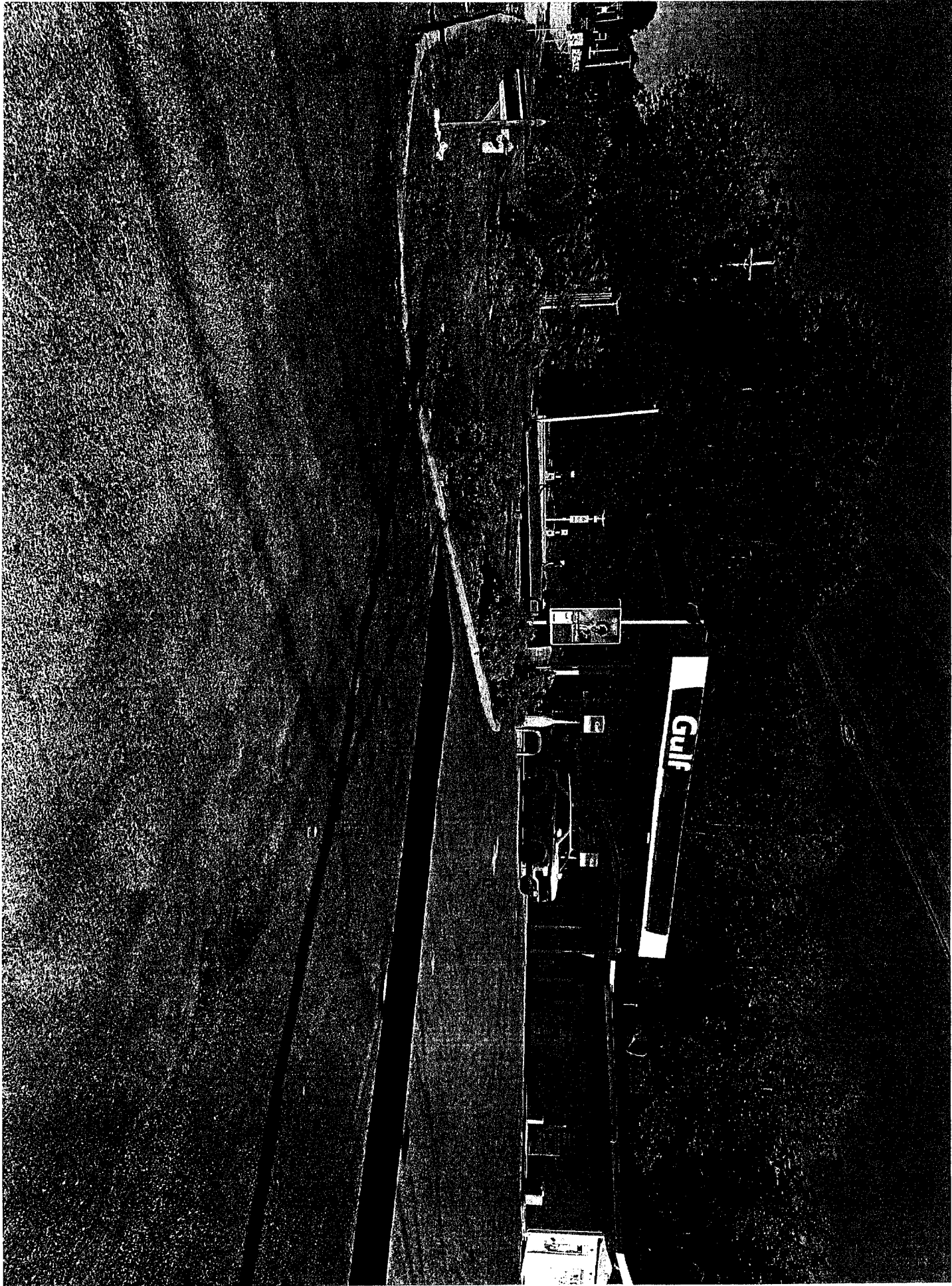
4/12/18 site visit, photos in D2. bw

4/16/18 American Petroleum work plan in D2. SRK









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

STATE OF NEW YORK: COUNTY OF ORANGE:

I Mary Hansen, being duly sworn, depose and say that I did on or before  
September 10, 2026, post and will thereafter maintain at  
100 Route 17k 95-1-49.2 IB Zone 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.

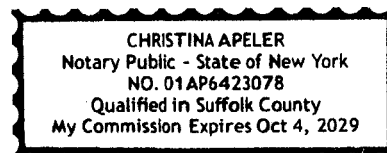
The applicant shall maintain and update notice(s) (with amended information if there is any change to the information contained in the original Notice of Hearing) until after the Public Hearing is closed. The Notice must then be removed and property disposed of within ten (10) days of the close of the Public Hearing. Failure to follow the required procedure may result in the Public Hearing being held open for additional time.

Sworn to before me this 10

day of September, 2026.

Christina Apler

Mary Hansen





## TOWN OF NEWBURGH

*Crossroads of the Northeast*

ZONING BOARD OF APPEALS  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550

OFFICE OF ZONING BOARD OF APPEALS  
DARRIN SCALZO, CHAIRMAN  
SIOBHAN JABLESNIK, SECRETARY

TELEPHONE 845-566-4901  
FAX LINE 845-564-7802

### NOTICE OF HEARING

NOTICE is hereby given that, pursuant to Section 267-a (1) of the Town Law, State of New York and Section 185-55A (1) of the Zoning Ordinances of the Town of Newburgh, a Public Hearing will be held by the Zoning Board of Appeals of the Town of Newburgh, New York on Thursday the 24th day of September, 2026 at 7:00 P.M., in the Town Hall, 1496 Route 300, Town of Newburgh, New York, to act upon the following appeal:

APPLICATION of Woodhollow Contracting Corp for 100 Route 17k LLC (Planning Board Referral) applying for area variance of pre-existing non-conformities of the lot area and the rear yard and a front yard setback where 60 ft is required to add EV Charging Stations at an existing gas station.

PREMISES LOCATED at 100 Route 17k 95-1-49.2 III Zone in the Town of Newburgh, New York.

TAKE NOTICE that the applicant should appear at the hearing and all persons interested in any way may appear and be heard by the Board.

BY ORDER of the Zoning Board of Appeals dated the 10th day of September, 2026.

  
(APPLICANT)



## **PROJECT NARRATIVE**

**100 Route 17K, Newburgh, NY**

**Woodhollow Energy Partners**

### **Project Description**

**Woodhollow Energy Partners proposes the turnkey design, installation, and commissioning of a high-capacity electric vehicle (EV) fast charging facility at 100 Route 17K, Newburgh, New York. The proposed improvements will expand public EV charging availability while supporting New York State's clean transportation initiatives and enhancing the long-term functionality of the existing commercial property.**

**The project has been designed to integrate with the existing site while minimizing impacts to surrounding operations. All improvements are limited to previously developed portions of the property, reducing disturbance to existing site features and maintaining compatibility with adjacent land uses.**

**The proposed installation includes a 640 kW DC Fast Charging (DCFC) system, consisting of two (2) 320 kW dual-port charging dispensers, associated electrical infrastructure, utility equipment, and supporting civil improvements. The system has also been designed to accommodate future expansion through the installation of infrastructure necessary for an additional high-power charging dispenser.**

---

### **Site Integration & Accessibility**

**The proposed EV charging facilities have been carefully located to maintain safe and efficient circulation throughout the site. Existing vehicular access, internal traffic flow, and emergency vehicle access will remain operational during and after construction.**

**Construction activities will be limited to the designated work areas shown on the approved site plans. Upon completion of construction, all disturbed pavement, striping, landscaping, and other site features will be restored to equal or better condition.**

**Protective bollards will be installed around major electrical equipment to improve operational safety and minimize the potential for accidental vehicle impacts.**

The proposed improvements have been designed to maintain compatibility with the existing commercial development while minimizing visual impacts through proposed landscape restoration and screening.

---

### **Major Electrical Equipment**

The project includes the installation of:

- One (1) 1200A, 480V, 3-phase switchgear approved by Central Hudson.
- Two (2) 320 kW Autel MaxiCharge DC Fast Chargers (dual-port configuration).
- One (1) 640 kW Autel Power Cabinet.
- One (1) new pad-mounted utility transformer coordinated with Central Hudson.
- Utility-owned electrical service infrastructure and associated metering equipment.

To maximize long-term value and minimize future construction costs, the project includes installation of conduits, foundations, and electrical infrastructure sized to accommodate a future third charging dispenser without significant site reconstruction.

---

### **Electrical Distribution & Installation**

Electrical work will include installation of:

- Underground conduit systems.
- Medium-voltage utility cabling.
- Primary and secondary conductors.
- Grounding and bonding systems.
- Electrical terminations.
- Equipment interconnections.
- Utility service coordination.

**All electrical installations will comply with the National Electrical Code (NEC), New York State Building Code, Central Hudson requirements, manufacturer installation requirements, and all applicable local regulations.**

**All equipment will maintain required working clearances for operation, maintenance, and emergency response.**

**All major electrical components are outdoor-rated and intended for long-term commercial operation.**

---

### **Grounding & System Protection**

**A complete grounding and bonding system will be installed in accordance with applicable electrical codes.**

**Grounding electrodes, bonding conductors, and fault protection systems will provide long-term electrical safety and operational reliability.**

**All electrical terminations and protective equipment will be installed following recognized industry standards and manufacturer recommendations.**

---

### **Civil Scope of Work**

**The civil scope includes:**

- **Selective demolition as required.**
- **Excavation and trenching for underground utilities.**
- **Reinforced concrete equipment foundations.**
- **Utility duct bank installation.**
- **Asphalt restoration.**
- **Pavement repairs.**
- **Line striping.**
- **Landscape restoration.**

**Construction activities have been designed to minimize disturbance while maintaining normal operation of the existing property.**

---

## **Landscaping & Site Improvements**

The project includes landscape restoration and supplemental plantings adjacent to the proposed EV charging equipment in order to improve visual screening and maintain the appearance of the Route 17K corridor.

No parking spaces are proposed within the landscaped buffer areas shown on the approved site plans.

All disturbed landscape areas will be restored following construction, and proposed landscaping will comply with applicable City of Newburgh zoning requirements and agency comments as part of the final project approval process.

---

## **Safety, Emergency Response & Environmental Considerations**

The proposed EV charging system has been designed with consideration for public safety, emergency responder access, and long-term operational reliability.

The installation will:

- Maintain emergency access throughout the property.
- Provide accessible emergency disconnect locations.
- Comply with applicable electrical, building, and fire codes.
- Minimize noise, vibration, glare, and lighting impacts.
- Support environmentally responsible transportation infrastructure through expanded EV charging availability.

Woodhollow Energy Partners will coordinate with the local Fire Department and utility provider throughout the permitting and construction process.

---

## **Anti-Vandalism & Site Security**

The proposed installation incorporates multiple protective measures including:

- Steel protective bollards surrounding major electrical equipment.
- Outdoor-rated commercial charging equipment.

- **Tamper-resistant electrical enclosures.**
- **Open site visibility for passive surveillance.**
- **Clearly marked EV charging spaces.**
- **Durable pavement markings and signage.**
- **Routine maintenance and operational oversight.**

**These measures are intended to improve public safety while protecting the installed infrastructure from accidental damage and unauthorized access.**

---

### **Future Expansion**

**The electrical and civil infrastructure has been designed with future expansion in mind.**

**Conduits, foundations, and utility capacity have been sized to support installation of one additional high-power charging dispenser without requiring major reconstruction of the site.**

**This approach reduces future construction impacts while supporting continued EV adoption.**

---

### **Project Intent**

**The proposed improvements represent a long-term investment in modern transportation infrastructure, sustainability, and public accessibility.**

**The project has been designed to integrate with the existing commercial property while maintaining compatibility with surrounding land uses, preserving safe site circulation, and minimizing impacts to the existing development.**

**Woodhollow Energy Partners is committed to delivering a reliable, scalable, and future-ready EV charging facility that meets current operational needs while supporting future growth in electric vehicle infrastructure throughout the City of Newburgh.**



103 School St, Lindenhurst, New York 11757 (866) 444-7101 / [info@whepartners.com](mailto:info@whepartners.com)

**Re:** Response to NYSDOT Review Comments

**Project:** 100 Route 17K, Newburgh, NY

**SEQRA #26-085**

**PB# 2026-10**

**SBL 95-1-49.2**

Dear Department of Transportation

On behalf of Woodhollow Energy Partners, please accept the enclosed revised plan set in response to the comments contained in the NYSDOT review letter dated June 18, 2026. The following summarizes how each comment has been addressed.

---

**Comment No. 1**

**On the Cover Sheet please call out northerly direction.**

**Response:**

A north arrow has been added to the Cover Sheet to clearly identify the northerly direction.

---

**Comment No. 2**

**Call out the NYS Right of Way along State Route 17K.**

**Response:**

The New York State Right-of-Way (ROW) has been identified and labeled on the revised Site Plan along State Route 17K, Include in new survey pg E-203 and pg E- 301.

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**Comment No. 3**

**Include a point location, latitude and longitude, for the destination of the new pole.**

**Response:**

Latitude and longitude coordinates for the proposed utility pole have been added to the revised plans. Include in new survey pg E-203 and pg E- 400.

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103 School St, Lindenhurst, New York 11757 (866) 444-7101 / [info@whepartners.com](mailto:info@whepartners.com)

**Comment No. 4**

**Who will be the owner(s) of this new utility pole?**

**Response:**

The proposed utility pole is identified as (1) **Utility Owned** and (1) **Customer owned** on the revised plans pg E-203,301,302,400.

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**Comment No. 5**

**Please provide the proposed distance from the curb line to the new pole.**

**Response:**

The revised plans include dimensions showing the distance from the edge of pavement/right-of-way to the proposed utility pole . Include in new survey pg E-203 and pg E- 302.

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**Comment No. 6**

**The new pole must be at least 10 feet off the edge of pavement and should not be placed closer to the roadway than the existing pole.**

**Response:**

The proposed utility pole location is shown on the enclosed plans for reference and coordination purposes. The final pole location will be determined by the serving utility during the utility design process and will be installed in accordance with NYSDOT requirements, including the required minimum offset from the edge of pavement, as applicable.

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**Comment No. 7**

**Show any underground conduits and verify utility clearances can be met in accordance with NYSDOT Standard Sheets 680.**

**Response:**

The utility-owned facilities, including any utility conduits and required clearances, will be designed and installed by the serving utility. The final utility layout and associated clearances will be determined by the utility company in accordance with their standards and all applicable NYSDOT requirements, including the NYSDOT Standard Sheets 680, as applicable.



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We appreciate NYSDOT's review of the proposed project. We respectfully request continued review of the enclosed revised plans. Should additional information be required, please do not hesitate to contact our office.

Sincerely,

**Woodhollow Energy Partners**

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Mary Hansen &lt;mhansen@woodhollowdesigns.com&gt;

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**100 Rt 17K Newburgh NY**

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**Loubier, Jesse** <jloubier@cenhud.com>

Wed, Jul 15, 2026 at 2:37 PM

To: Mary Hansen &lt;mhansen@woodhollowdesigns.com&gt;, Kenn Suarez &lt;ksuarez@woodhollowdesigns.com&gt;

Cc: Stefan Abecassis &lt;sabecassis@whepartners.com&gt;, "Chambers, Corey" &lt;CChambers@cenhud.com&gt;

Hi Mary,

Yes, the question would be answered by us when the time comes. The NYS DOT shouldn't expect the customer to answer where the utility is putting a pole in their right of way. We will answer that when we submit for a permit.

Thank you,

**Jesse Loubier**

Associate District Manager | Newburgh

**Central Hudson Gas & Electric Corp.**610 Little Britian Rd  
New Windsor, NY 12553  
Phone: 845-563-4570

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**From:** Mary Hansen <mhansen@woodhollowdesigns.com>**Sent:** Wednesday, July 15, 2026 2:30 PM**To:** Loubier, Jesse <jloubier@cenhud.com>; Kenn Suarez <ksuarez@woodhollowdesigns.com>**Cc:** Stefan Abecassis <sabecassis@whepartners.com>**Subject:** Re: 100 Rt 17K Newburgh NY

Hi Jesse,

We've updated our site plans and obtained an updated survey for 100 RT 17K, Newburgh NY, attached for your reference. If you recall we had questions on the NYS DOT letter provided by Newburgh, also attached again for ease of reference. We beleive the plans and survey now address all items, except #7, which we think is a question for you??

"Please verify utility clearances can be met from the 680 Standard Sheets??

Thank you,

 100 NY-17K, Newburgh, NY SET 07\_15\_2026 (1).pdf ... 100 rt 17k DOT Response (1).pdf [drive.google.com]Mary Hansen  
Office Manager



On Tue, Jul 7, 2026 at 10:41 PM Mary Hansen <mhansen@woodhollowdesigns.com> wrote:

Hi Jesse

Hope all is well. Can we connect this week re the NYS DOT letter? Please feel free to give us a call at your convenience. Or we can schedule a call, whatever works best for you.

Let us know.

Thanks

Mary Hansen

Office Manager

C: 646-334-7313

O: 516-827-5916

whepartners.com [whepartners.com]

image.png

On Tue, Jun 30, 2026, 9:34 AM Loubier, Jesse <jloubier@cenhud.com> wrote:

Mary and Stefan,

Let's connect when I return. Our pole may need to go through this process when we apply for the permit, but your customer owned pole will be on the customer property away from the DOT right of way.

Thank you,

**Jesse Loubier**

Associate District Manager | Newburgh



**Central Hudson Gas & Electric Corp.**

610 Little Britian Rd

New Windsor, NY 12553

Phone: 845-563-4570

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**From:** Mary Hansen <mhansen@woodhollowdesigns.com>

**Sent:** Monday, June 29, 2026 11:57 AM

**To:** Stefan Abecassis <sabecassis@whepartners.com>; Loubier, Jesse <jloubier@cenhud.com>

**Subject:** Re: Re:

Hi Jesse,

We received the attached response from NYS DOT for our EV Project at 100 Route 17K [google.com]. DOT requests that we add the following information to our plan set:

[Quoted text hidden]