



Photograph: Linda T. Hubbard

**– FACT SHEET –**

**DESCRIPTION**

LeylandAlliance LLC is engaged as Master Developer of an approximately 35-acre site along the Hudson River waterfront in the historic City of Newburgh, N.Y. Leyland is working in partnership with the City of Newburgh, which is the owner of most of the land. The development site boasts spectacular views of the Hudson River, is adjacent to a fast growing waterfront restaurant and entertainment district, and is expected to help revitalize Newburgh and connect the City's waterfront to Broadway, Newburgh's Main Street. The City-owned property was cleared during a period of urban renewal, but never redeveloped. The area is in close proximity to a proposed new campus for Orange County Community College and a popular ferry service that takes commuters across the river to the Beacon Metro North train station.

**LOCATION**

The City of Newburgh is located sixty miles north of New York City on the western side of the Hudson River in Orange County, New York. It is a small, densely settled community of 3.9 square miles bounded by the Town of Newburgh on the west and north, the Hudson River on the east and the Town of New Windsor on the south.

**SCOPE & STATUS  
OF DEVELOPMENT**

The Newburgh Waterfront project got off to an impressive start with a weeklong architectural planning charrette conducted in January and February of last year. Leading the charrette team, Andres Duany, of Duany Plater-Zyberk & Company, presented a vision for the 35-acre site, as well as for the surrounding downtown and waterfront neighborhoods. Duany shared the bold concepts created by the fifty-member team during the intensive planning process that included ongoing open studios and discussions with Newburgh city officials and agencies, community groups and the general public to ascertain their particular needs and aspirations for the project. The project is currently expected to include 1,170 residential units (10% of which will be workforce housing), 140,000 square feet of retail space, 100,000 square feet of office space, a 150 room hotel, and 2,180 space of structured parking as well as a waterfront park and other civic components. Development will be phased in over several years. A Development Agreement has been entered into with the City of Newburgh and the SEQRA process is well under way. The Environmental Impact Statement is on schedule for completion by the end of the year.



Vaux Park: Improved park at end of Broadway with ample views to the Hudson River.

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City of Newburgh officials and residents hope to see a vibrant new mixed-use neighborhood emerge from this public-private initiative. The goal would be to create a place in which people can live, work, learn and play – a place in which retail, office and residential buildings are interspersed with civic structures, public parks and squares for all to enjoy.

**DEVELOPER**

The Newburgh waterfront project is a public-private initiative between the City of Newburgh and LeylandAlliance LLC.

**CONTACT**

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