



# TOWN OF NEWBURGH

*Crossroads of the Northeast*

21 HUDSON VALLEY PROFESSIONAL PLAZA  
NEWBURGH, NEW YORK 12550

PLANNING BOARD  
JOHN P. EWASUTYN, CHAIRMAN  
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## PLANNING BOARD AGENDA

December 16<sup>th</sup>, 2021  
7:00 PM

***\*PLEASE NOTE: The Planning Board Meeting will start at 7:00 P.M. and all Applicants/Representatives are to be present at that time. The Meeting will be held in the Meeting Room of Town Hall, located at 1496 Route 300, Newburgh NY.\****

**This will be an in-person meeting at Town Hall**

**Online meeting materials: <http://www.townofnewburgh.org/cn/meetings/>**

- 1. Serviss-2 Lot Subdivision (21-07)** TWO LOT SUBDIVISION  
1298 Union Avenue  
Section 14, Block 1, Lot 48  
Zone: R-2  
Rep: Talcott Engineering/Charles Brown  
1 Gardnertown Road  
Newburgh, NY 12550
  
- 2. Guelberg & McGowan Lot Line Change (21-32)** INITIAL APPEARANCE  
LOT LINE CHANGE  
255 & 259 Fostertown Road  
Section 39, Block 1, Lot 23 & 24  
Zone: R-2  
Rep: Zen Consultants, Inc./Ken Lytle  
1662 Route 300 Suite 138  
Newburgh, NY 12550
  
- 3. Elm Farm Subdivision (21-15)** PUBLIC HEARING  
52 LOT SUBDIVISION  
Wells & Fostertown Road  
Section 39, Block 1, Lot 12.44  
Zone: R-2  
Rep: Pitingaro & Doetsch Consulting Engineers, P.C./Jason Pitingaro, P.E.  
15 Industrial Drive, Suite 2  
Middletown, NY 10941

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| <p><b>4. Danskammer Energy (21-24)</b><br/> 994 River Road<br/> Section 8, Block 1, Lot 75.211, 75.22, 75.42, 75.3<br/> Zone: I<br/> Rep: SCS Engineers<br/> 100 Illinois St. Suite 200<br/> St. Charles, IL 60174</p>  | <p>CLEARING &amp; GRADING</p>            |
| <p><b>5. Newburgh Commerce Center/Scannell (21-21)</b><br/> 124 Route 17K<br/> Section 95, Block 1, Lot 58<br/> Zone: IB<br/> Rep: Whiteman Osterman &amp; Hanna, LLP/David Everett<br/> One Commerce Place<br/> Albany, NY 12260</p>                                 | <p>SITE PLAN</p>                         |
| <p><b>6. FAC SELF STORAGE (21-33)</b><br/> 5325 US Route 9W<br/> Section 20, Block 2, Lot 2<br/> Zone: B/SC<br/> Rep: Mecurio-Norton- Tarolli-Marshall, Engineering &amp; Land Surveying/ Larry Marshall<br/> PO Box 166, 45 Main Street<br/> Pine Bush, NY 12566</p> | <p>INITIAL APPEARANCE<br/> SITE PLAN</p> |
| <p><b>7. Curaleaf-Newburgh (21-34)</b><br/> 8 North Plank Road<br/> Section 80, Block 5, Lot 15<br/> Zone: B<br/> Rep: Vincent J. Doce &amp; Associates/ Darren Doce<br/> 41 Mead Street<br/> Montgomery, NY 12549</p>  | <p>INITIAL APPEARANCE<br/> SITE PLAN</p> |
| <p><b>8. Hadid- Site Plan (21-10)</b><br/> 34 Susan Drive<br/> Section 46, Block 5, Lot 21<br/> Zone: R-1<br/> Rep: Engineering &amp; Surveying Properties, P.C<br/> Clinton St.<br/> Montgomery, NY 12549</p>  | <p>CLEARING &amp; GRADING</p>            |
| <p><b>9. Darrigo Solar (19-24)</b><br/> 86 Lakeside Road<br/> Section 86, Block 1, Lot 96<br/> Zone: R-1<br/> Rep: Jeffrey Lease<br/> 97 Grand Ave.<br/> Newburgh, NY 12550</p>   | <p>PROJECT STATUS UPDATE</p>             |

**PLANNING BOARD BUSINESS – December 16<sup>th</sup> 2021**  
**WORK SESSION—5:00 PM Start time**