



TOWN OF NEWBURGH  
*Crossroads of the Northeast*

21 HUDSON VALLEY PROFESSIONAL PLAZA  
NEWBURGH, NEW YORK 12550

PLANNING BOARD  
JOHN P. EWASUTYN, CHAIRMAN  
TELEPHONE 845-564-7804  
FAX 845-564-7802  
E-MAIL: [planningboard@townofnewburgh.org](mailto:planningboard@townofnewburgh.org)

**PLANNING BOARD AGENDA - REVISED**

**April 18<sup>th</sup>, 2024  
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. Rocket Subdivision (23-10)**

397 Candlestick Hill Road  
Section 6, Block 1, Lot 59  
Zone: AR  
Rep: Jonathan N. Millen, LLS/ACES  
1229 Route 300 Suite 4  
Newburgh, NY 12550

PUBLIC HEARING

**2. Lands of Weddell (24-10)**

Heritage Lane  
Section 89, Block 1, Lots 10.1, 10.2, 77.1 & 77.2  
Zone: R-1  
Rep: Darren Doce  
5 Lincolndale Rd.  
Campbell Hall, NY 10916

INITIAL APPEARANCE  
LOT LINE REVISION

**3. Drivanos Subdivision (24-09) INITIAL APPEARANCE**

235 Quaker Street  
Section 2, Block 1, Lots 14 & 15  
Zone: AR  
Rep: Zen Consultants, Inc./ Ken Lytle  
1662 Route 300, Suite 138  
Newburgh, NY 12550

2 LOT SUBDIVISION  
LOT LINE REVISION

**4. Tarben II Subdivision (21-18)**

2 LOT SUBDIVISION

Tarben Way  
Section 127, Block 1, Lot 12  
Zone: AR  
Rep: Jonathan Cella, P.E.  
51 Hunt Road  
Wallkill, NY 12589

**5. Drury Heights (94-41)**

UPDATED TRAFFIC STUDY

N. Drury Lane  
Section 89, Block 1, Lots 4.4 & 6  
Zone: R-3  
Rep: Brooker Engineering  
74 Lafayette Ave., Suite 501  
Suffern, NY 10901

**6. Starbucks- 1282 Union Ave. (24-08)**

INITIAL APPEARANCE  
SITE PLAN

1282 Union Avenue  
Section 97, Block 2, Lot 34  
Zone: IB  
Rep: Kimley Horn/ Dave LoFrisco  
60 E 422nd St., Ste. 1730  
New York, NY 10165

**7. Fuchek Subdivision (21-31)**

5 LOT SUBDIVISION

26 Tarben Way  
Section 6, Block 1, Lots 11 & 12  
Zone: AR  
Rep: Verma Engineering & Consulting  
6 Front St. 2<sup>nd</sup> floor  
Newburgh, NY 12550

**8. Green Leaf- Cannabis Dispensary (24-03)**

SPECIAL USE PERMIT

1400 Route 300  
Section 60, Block 3, Lot 43  
Zone: IB  
Rep: AFR Engineering  
110 Stage Road  
Monroe, NY 10950

**PLANNING BOARD BUSINESS – April 18<sup>th</sup>, 2024**  
**WORK SESSION—5:30 PM Start Time**