



TOWN OF NEWBURGH  
*Crossroads of the Northeast*

OLD TOWN HALL  
308 GARDNERTOWN ROAD  
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**

**August 1<sup>st</sup>, 2019**

***\*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.\****

**1. The Polo Club (18-12)**

Rt. 300 & Jeanne Dr.  
Section 39, Block 1, Lot 1 & 2.12  
Zone: R-3  
Rep: Engineering & Surveying Properties/Ross Winglovitz  
71 Clinton St.  
Montgomery, NY 12549

SUPPLEMENTAL  
EIS SCOPE

**2. 11 Balmville Road (19-17)**

11 Balmville Road  
Section 84, Block 5, Lot 26  
Zone: 04  
Rep: Engineering & Surveying Properties, PC/Ross Winglovitz  
71 Clinton Street  
Montgomery, NY 12549

INITIAL APPEARANCE  
AMENDED SITE PLAN

**3. Unifirst (18-01)**

33 Jeanne Drive  
Section 34, Block 2, Lot 38.32  
Zone: IB  
Rep: Pitingaro & Doetsch Consulting Engineers, PC/Jason Pitingaro  
15 Industrial Drive, Suite 2  
Middletown, NY 10941

AMENDED SITE PLAN

**\*WORK SESSION\***

***Project Readiness Discussion scheduled for 5:30 p.m. in the Meeting Room of Town Hall on Thursday, August 1<sup>st</sup>, 2019***

**4. Gasland (19-16)**

5200 Route 9W

Section 43, Block 5, Lot 1

Zone: B & R3 ( and LHI Overlay)

Rep: Chazen Engineering, Land Surveying & Landscape Architecture Co., D.P.C.

21 Fox Street

Pooughkeepsie, NY 12601

INITIAL APPEARANCE

SITE PLAN

LOT LINE

**5. CBPS Realty, LLC Self Storage ( 18-20)**

North Plank Road

Section 35, Block 1, Lot 21.2

Zone: D-8

Rep: Fusco Engineering/ Jennifer Higinson

233 East Main Street

Middletown, NY 10940

SITE PLAN

**PLANNING BOARD BUSINESS**  
**WORK SESSION**

- 1. Royal Pools & Spas ( 2019-13): Final Approval**
- 2. Orange Bank and Trust Company ( 2019-14): Final Approval**

**\*WORK SESSION\***

***Project Readiness Discussion scheduled for 5:30 p.m. in the Meeting Room of  
Town Hall on Thursday, August 1<sup>st</sup>, 2019.\****