



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

PLANNING BOARD AGENDA

**February 20, 2025
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. Manheim Auto Storage Expansion (25-07)

2000 Dealer Drive
Section 89, Block 1, Lot 83
Zone: IB
Rep: Kimley-Horn Engineering & Landscape Architecture
1 N. Lexington Avenue, Suite 505
White Plains, NY 10601

INITIAL APPEARANCE
SITE PLAN / CLEARING & GRADING

2. CBD 420 LLC Retail Cannabis Dispensary (24-32)

142 Route 17K
Section 95, Block 1, Lots 63.1
Zone: IB
Rep: Joseph M. Saffiotti
5031 Rt. 9W, #1
Newburgh, NY 12550

PUBLIC HEARING
SITE PLAN / SPECIAL USE PERMIT

3. Verizon Wireless – Cronomer Hill (24-22)

248 North Plank Road
Section 34, Block 2, Lot 45
Zone: B
Rep: Tectonic Engineering
36 British American Blvd., Suite 101
Latham, NY 12110

PUBLIC HEARING
SITE PLAN / SPECIAL USE PERMIT

4. Kush Factory Retail Cannabis Dispensary (24-34)

1255 NY-300 (Lowe's Plaza)

Section 95, Block 1, Lot 72

Zone: IB

Rep: Anderson Architecture Studio PC
1972 Massachusetts Avenue
Cambridge, MA 02140

PUBLIC HEARING
SITE PLAN / SPECIAL USE PERMIT

5. Avion Ventures-Warehouse (24-16)

Pomarico Drive

Section 96, Block 1, Lot 37.222

Zone: IB

Rep: Colliers Engineering & Design
555 Hudson Valley Ave., Suite 101
New Windsor, NY 12553

SITE PLAN

6. WABNO Hospitalities, Inc. (25-06)

90 & 94 Route 17

Section 95, Block 1, Lots 16 & 17

Zone: IB

Rep: Colliers Engineering & Design
555 Hudson Valley Ave., Suite 101
New Windsor, NY 12553

INITIAL APPEARANCE
4 LOT COMMERCIAL SUBDIVISION

7. Happy Tree LLC Cannabis Dispensary (25-05)

99 Route 17K

Section 95, Block 1, Lot 33

Zone: IB

Rep: Moss Architects
473 Main Street
Beacon, NY

INITIAL APPEARANCE
SITE PLAN /SPECIAL USE PERMIT

8. NPA Site Plan (17-03)

NYS Route 747

Section 89, Block 1, Lots 80.2 & 80.1

Zone: IB

Rep: Langan Engineering
300 Great Oaks Blvd., Suite 300-003
Albany, NY 12203

SITE PLAN

PLANNING BOARD BUSINESS – FEBRUARY 20th, 2025
WORK SESSION— 5:30 PM Start Time

Discussion:

1. Spark Car Wash - (23-23)
2. MKJ Park LLC - (22-32)