



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

January 16, 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. The Enclave (22-25)

NY Route 300 & Gardnertown Road
Section 34, Block 1, Lots 46, 52.12 & 53.5
Zone: R-3
Rep: Engineering & Surveying Properties, P.C.
71 Clinton Street
Montgomery, NY 12549

ACKNOWLEDGE RECEIPT OF DEIS
MULTI-FAMILY SITE PLAN
246 UNITS

2. Lands of LL's Prestige Homes, LLC (24-30)

Corner of Charles Street & Elmhurst Avenue
Section 53, Block 2, Lots 10 & 11
Zone: R1
Rep: ZEN Consultants, Inc.
1662 Route 300, Suite 138
Newburgh, NY 12550

LOT LINE CHANGE

3. 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

SITE PLAN
SPECIAL USE PERMIT

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

1255 NY-300 (Lowes Plaza)
Section 95, Block 1, Lot 72
Zone: IB
Rep: Anderson Architecture Studio PC
1972 Massachusetts Avenue
Cambridge, MA 02140

SITE PLAN
SPECIAL USE PERMIT

5. Pilot Travel Center-EV Charging (24-20)

Route 17K
Section 89, Block 1, Lot 38.22
Zone: B
Rep: Colliers Engineering & Design
555 Hudson Valley Avenue, Suite 101
New Windsor, NY 12553

SITE PLAN
EV CHARGING STATION

6. 17K Vineyards & Spirits (24-21)

274 Route 17K
Section 86, Block 1, Lot 12
Zone: IB
Rep: Floyd Johnson
19 Dean Hill Road
New Windsor, NY 12553

SITE PLAN

7. Verizon Wireless-Cronomer Hill (24-22)

248 North Plank Road
Section 34, Block 2, Lot 21
Zone: B
Rep: Tectonic Engineering
36 British American Blvd., Suite 101
Latham, NY 12110

SITE PLAN
SPECIAL USE PERMIT

8. Farrell Industrial Park (23-9)

New York Route 300
Section 34, Block 2, Lot 45
Zone: IB
Rep: JMC Planning Engineering
120 Bedford Road
Armonk, NY 10504

PUBLIC HEARING
CLEARING & GRADING

9. 3 Mariners Court - Papaleo (24-35)

3 Mariners Court
Section 121, Block 1, Lot 7
Zone: R1
Rep: David Niemotko Architect, P.C .
167 Stage Road
Monroe, NY 10950

PUBLIC HEARING
AMENDED SUBDIVISION
CLEARING & GRADING

PLANNING BOARD BUSINESS – JANUARY 16th, 2025
WORK SESSION— 5:00 PM Start Time

1. **Re-Organizational Meeting 2025**

- *2025 Re-Appointments for Town of Newburgh Planning Board
- *2025 Planning Board Meeting Dates
- *2025 Consultants Work Sessions Meeting Dates