



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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E-MAIL: planningboard@townofnewburgh.org

PLANNING BOARD AGENDA

October 3rd, 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. Catskill Veterinary Services (24-26)

North of I-84 WB exit, near intersection of Rte. 9W & NYS 32
Section 82, Block 1, Lot 34
Zone: B
Rep: Engineering & Surveying Properties, PC
71 Clinton Street
Montgomery, NY 12549

AMENDED SITE PLAN
CHANGE OF USE

2. Elkay Partners Development (24-29)

Brewer Road
Section 39, Block 1, Lot 32
Zone: R3
Rep: Engineering & Surveying Properties, P.C.
71 Clinton Street
Montgomery, NY 12549

INITIAL APPEARANCE
SITE PLAN
MULTI-FAMILY APTS/ SENIOR HOUSING

3. Drivanos Subdivision (24-09)

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

TWO LOT SUBDIVISION

4. Cortland Commons Cannabis Retail (24-27)

5440 Route 9W
Section 9, Block 1, Lot 60
Zone: B
Rep: Mauri Architects PC
73 Mansion Street
Poughkeepsie, NY 12601

INITIAL APPEARANCE
AMENDED SITE PLAN/
SPECIAL USE PERMIT

5. 200 Auto Park Place-EV Chargers (24-28)

200 Auto Park Place
Section 97, Block 2, Lot 11.21
Zone: IB
Rep: Povall Engineering, PLLC
3 Nancy Court, Suite 4
Wappingers Falls, NY 12590

INITIAL APPEARANCE
AMENDED SITE PLAN/
ELECTRIC VEHICLE CHARGERS

PLANNING BOARD BUSINESS – October 3rd, 2024

WORK SESSION—5:30 PM Start Time

1. Monarch Woods Senior Community (2019-28)- Requesting a one-year extension from October 3, 2024 to October 3, 2025.