



# 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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## PLANNING BOARD AGENDA

November 4<sup>th</sup>, 2021  
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. Elm Farm Subdivision (21-15)** 52 LOT SUBDIVISION  
Wells & Fostertown Road  
Section 39, Block 1, Lot 12.44  
Zone: R-2  
Rep: Pitingaro & Doetsch Consulting Engineers, P.C./Jason Pitingaro, P.E.  
15 Industrial Drive, Suite 2  
Middletown, NY 10941
  
- 2. Hadid- Site Plan (21-10)** PUBLIC HEARING  
CLEARING & GRADING  
34 Susan Drive  
Section 46, Block 5, Lot 21  
Zone: R-1  
Rep: Engineering & Surveying Properties, P.C  
Clinton St.  
Montgomery, NY 12549
  
- 3. Monarch Drive Senior Housing (19-28)** LOT LINE CHANGE  
MULTI-FAMILY SENIOR HOUSING/  
SITE PLAN  
Monarch Drive  
Section 103, Block 7, Lot 18  
Section 47. Block 1, Lot 46  
Zone: R  
Rep: Engineering & Surveying Properties, PC  
71 Clinton Street  
Montgomery, NY 12549

**4. Polo Club (18-12)**

Route 300 & Jeanne Drive  
Section 39, Block 1, Lot 1 & 2.12  
Zone: R-3  
Rep: Engineering & Surveying Properties, P.C  
Clinton St.  
Montgomery, NY 12549  
Armonk, NY 10504

242 UNITS  
MULTI FAMILY WITH SENIOR  
SITE PLAN  
CONDITIONAL FINAL APPROVAL

**5. Northeast Business Center (21-28)**

500,700 & 900 Corporate Blvd.  
Section 95, Block 1, Lot 1.22  
Zone: IB  
Rep: Colliers Engineering & Design, CT, PC  
555 Hudson Valley Avenue, Suite 101  
New Windsor, NY 12553

INITIAL APPEARANCE  
SITE PLAN

**6. Unity Place Warehouse (21-29)**

Northwest corner of Old Little Britain Road and Unity Way  
Section 97, Block 2, Lot 14.1 & 19.12  
Zone: IB  
Rep: Brooker Engineering  
74 Lafayette Ave., Suite 501  
Suffern, NY 10901

INITIAL APPEARANCE  
SITE PLAN

**PLANNING BOARD BUSINESS – November 4<sup>th</sup> 2021**  
**WORK SESSION—5:30 PM Start time**