



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

**November 7, 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. 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 139
Newburgh, NY 12550

PUBLIC HEARING
TWO LOT SUBDIVISION

2. Anchorage-Lot #3 (23-06)

Mariners Court
Section 121, Block 1, Lot 3
Zone: R-1
Rep: Engineering & Surveying Properties, PC
71 Clinton Street
Montgomery, NY 12549

AMENDED SUBDIVISION

3. RAM Hotels (16-21)

Unity Place
Section 97, Block 2, Lot 37
Zone: IB
Rep: Mercurio-Norton-Tarolli-Marshall
45 Main Street, PO Box 166
Pine Bush, NY 12566

SITE PLAN

4. Farrell Industrial Park (23-09)

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

SITE PLAN
CLEARING & GRADING

5. Newburgh Chicken, LLC (23-17)

197 South Plank Road
Section 60, Block 3, Lot 41.21
Zone: B
Rep: Keane & Beane, P.C.
200 Westage Business Center
Fishkill, NY 12524

SITE PLAN

6. MKJ Park, LLC (22-32)

NYS Route 32, SW of NYS Route 300
Section 34, Block 2, Lot 29.1
Zone: IB
Rep: Lanc & Tully, P.C.
PO Box 687
Goshen, NY 10924

SITE PLAN
WAREHOUSE & OFFICE

7. Newburgh Elite Storage (24-12)

7 Paffendorf Drive
Section 34, Block 2, Lot 34
Zone: IB
Rep: Lanc & Tully, P.C.
PO Box 687
Goshen, NY 10924

SITE PLAN
SELF STORAGE

8. Lands of Colandrea (24-31)

7 Anchor Drive
Section 121, Block 1, Lots 8, 9.2, 10.2
Zone: R-1
Rep: Day Stokosa Engineering
3 Van Wyck Lane
Wappingers Falls, NY 12590

LOT LINE CONSOLIDATION
CLEARING & GRADING

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

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

SITE PLAN
SPECIAL USE PERMIT

10. Damato – Casilla (24-33)

29 Albany Post Road
Section 43, Block 5, Lot 4.01
Zone: R3
Rep: Lanc & Tully, P.C.
PO Box 687
Goshen, NY 10924

LOT LINE CHANGE

11. Vineyards & Spirits (24-21)

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

AMENDED SITE PLAN

PLANNING BOARD BUSINESS – November 7th, 2024
WORK SESSION— 5:00 PM Start Time