



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  
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E-MAIL: [planningboard@townofnewburgh.org](mailto:planningboard@townofnewburgh.org)

**PLANNING BOARD AGENDA**

**December 19, 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.\****

**Online meeting materials: <http://www.townofnewburgh.org/cn/meetings/>**

**1. Newburgh Chicken (23-17)**

197 South Plank Road  
Section 60, Block 3, Lot 6.1  
Zone: B  
Rep: Keane & Beane, P.C.  
200 Westage Business Center  
Fishkill, NY 12524

PUBLIC HEARING  
SITE PLAN / ARB

**2. 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

PUBLIC HEARING  
SITE PLAN / SPECIAL USE PERMIT

**3. Drury Heights (aka Aerie Preserve) (94-91)**

Drury Lane  
Section 89, Block 1, Lot 6 & 4.1  
Zone: R-3  
Rep: Brooker Engineering, PLLC  
76 Lafayette Avenue  
Suffern, NY 10901

TRAFFIC STUDY  
AMENDED APPROVAL

**4. 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

**5. 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

SITE PLAN /  
CLEARING & GRADING

**6. Tillson Corp. (24-39)**

North Plank Road (NYS Route 32)  
Section 42, Block 1, Lot 2.222  
Zone: R-3  
Rep: Pietrzak & Pfau Engineering & Surveying, PLLC  
262 Greenwich Avenue, Suite A  
Goshen, NY 10924

INITIAL APPEARANCE  
SITE PLAN

**7. Spark Car Wash LLC/Newburgh (23-23)**

1229 Route 300  
Section 96, Block 1, Lots 4 & 5  
Zone: AC  
Rep: gk+a Architects, PC (Gary Kliesch and Associates Architects, PC)  
36 Ames Avenue  
Rutherford, NJ 07070

SITE PLAN

**8. N&J New Road Properties (24-37)**

New Road/North Plank Road Intersection  
Section 34, Block 2, Lot 99.2  
Zone: B  
Rep: Darren C. Doce, P.E.  
5 Lincolndale Road  
Campbell, NY 10916

INITIAL APPEARANCE  
SITE PLAN

**9. Fuchek Subdivision (21-31)**

26 Tarben Way  
Section 6, Block 1, Lots 11 & 12  
Zone: AR  
Rep: Verma Engineering & Consulting  
6 Front Street, 2<sup>nd</sup> Floor  
Newburgh, NY 12550

SUBDIVISION / TWO LOTS

**10. Kush Factory Cannabis Retail (24-33)**

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

SITE PLAN  
SPECIAL USE PERMIT

**11. Lands of Cox-Wenmar Drive (24-38)**

Wenmar Drive – East Side of Road

Section 73, Block 2, Lot 82

Zone: R-3

Rep: Heritage Land Surveying, P.C.  
155 Pressler Road  
Walkill, NY 12589

INITIAL APPEARANCE  
SUBDIVISION / TWO LOTS

**PLANNING BOARD BUSINESS – DECEMBER 19, 2024**  
**WORK SESSION— 5:00 PM Start Time**