



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

February 6, 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. Spark Car Wash (23-23)

SITE PLAN

1229 Route 300
Section 96, Block 1, Lots 4 & 5
Zone: IB
Rep: gk+a Architects, P.C. (Gary Kliesch & Associate Architects, P.C.)
36 Ames Avenue
Rutherford, NJ 07070

2. Newburgh Elite Storage (24-12)

PUBLIC HEARING
SITE PLAN & ARB

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

3. MKJ Park, LLC (22-32)

SITE PLAN

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

4. 5148 Route 9W (24-18)

SITE PLAN

5148 Route 9W
Section 43, Block 2, Lot 15
Zone: B
Rep: David Niemotko Architects, P.C.
167 Stage Road
Monroe, NY 10950

5. Geraci Subdivision (25-03)

INITIAL APPEARANCE
4-LOT SUBDIVISION

272 Frozen Ridge Road
Section 6, Block 1, Lot 86.2
Zone: AR
Rep: Messina Associates
PO Box 10
Marlboro, NY 12542

6. Anchorage-On-Hudson Lot #2 (25-02)

INITIAL APPEARANCE
AMENDED SUBDIVISION LOT #2

Mariners Court
Section 121, Block 1, Lot 2
Zone: R1
Rep: Day and Stokosa Engineering
3 Van Wyck Lane
Wappingers Falls, NY 12590

7. Healey Kia - Newburgh (25-01)

INITIAL APPEARANCE
AMENDED SITE PLAN / CLEARING & GRADING

NYS Route 17K
Section 95, Block 1, Lot 54.2
Zone: IB
Rep: Day and Stokosa Engineering
3 Van Wyck Lane
Wappingers Falls, NY 12590

8. 609 International Blvd. (25-04)

INITIAL APPEARANCE
SITE PLAN

609 International Blvd.
Section 89, Block 1, Lot 11.3
Zone: IB
Rep: Arden Consulting Engineers, PLLC
PO Box 340
Monroe, NY 10949

PLANNING BOARD BUSINESS – FEBRUARY 6th, 2025
WORK SESSION— 5:30 PM Start Time

Board Business:

1. Gardner Ridge Apartments (02-29) – Requesting six-month extension.
2. Wellnow Site Plan (22-01) – Requesting six-month extension.
3. ZBA Planning Board Referral – Local Laws Amending Zoning, Stormwater and Clearing and Grading Codes Penalties Sections.