



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](mailto:planningboard@townofnewburgh.org)

**PLANNING BOARD AGENDA**

**March 20, 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. Healey Kia - Newburgh (25-1)**

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

AMENDED SITE PLAN  
CLEARING & GRADING

**2. JJSK Inc., Retail Cannabis Dispensary (24-23)**

165 South Plank Road  
Section 60, Block 3, Lot 18  
Zone: IB  
Rep: Joseph M. Saffioti  
5031 Route 9W, #1  
Newburgh, NY 12550

SITE PLAN  
SPECIAL USE PERMIT

**3. Junction Development, LLC (25-09)**

561 International Boulevard  
Section 89, Block 1, Lot 81  
Zone: IB  
Rep: Insite Engineering, Surveying & Landscape Architecture, P.C.  
3 Garrett Place  
Carmel, NY 10512

INITIAL APPEARANCE  
AMENDED SITE PLAN

**4. Lands of Melissa Menendez (25-11)**

5 Kings Hill Road  
Section 11, Block 1, Lot 63.22  
Zone: R1  
Rep: Control Point Associates  
11 Main Street  
Highland, NY 12528

INITIAL APPEARANCE  
2-LOT SUBDIVISION

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

Wenmar Drive – East Side of Road  
Section 95, Block 1, Lot 74  
Zone: R-3  
Rep: Heritage Land Surveying, P.C.  
155 Pressler Road  
Walkkill, NY 12589

2-LOT SUBDIVISION

**6. Anchorage-on-Hudson Lot #6 (25-10)**

7 Mariners Court  
Section 121, Block 1, Lot 6  
Zone: R1  
Rep: Darren C. Doce, P.E.  
5 Lincolndale Road  
Campbell Hall, NY 10916

INITIAL APPEARANCE  
AMENDED SUBDIVISION

**7. Rocket Subdivision (25-08)**

Candlestick Hill Road  
Section 6, Block 1, Lot 56.21  
Zone: AR  
Rep: Jonathan N. Millen, LLS/ACES  
1229 Route 300, Suite 4  
Newburgh, NY 12550

INITIAL APPEARANCE  
4-LOT SUBDIVISION

**PLANNING BOARD BUSINESS – MARCH 20, 2025**  
**WORK SESSION— 5:30 PM Start Time**

**Board Business:**

1. MJK Park Office & Warehouse (22-32) – Site Plan