



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**

**June 6<sup>th</sup>, 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. Green Leaf-Cannabis Dispensary (24-03)**

PUBLIC HEARING

1400 Route 300  
Section 60, Block 3, Lot 43  
Zone: IB  
Rep: AFR Engineering  
110 Stage Road  
Monroe, NY 10950

**2. Perugino 2 Lot Subdivision (24-02)**

2 LOT SUBDIVISION

Mountain View Ave. & Travis Lane  
Section 14, Block 1, Lot 150.2  
Zone: RR  
Rep: Nosek Engineering/ John Nosek  
2245 Albany Post Road  
Walden, NY 12586

**3. Britain Woods (22-17)**

DEIS -COMPLETENESS

442 Little Britain Road (NYS Route 207  
Section 97, Block 1, Lot 32.1, 32.2, 32.3 &40.1  
Zone: R-3  
Rep: Engineering & Surveying Properties, PC  
71 Clinton Street  
Montgomery, NY 12549

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| <p><b>4. Dollar General (23-25)</b><br/> 242 South Plank Road<br/> Section 60, Block 2, Lot 65<br/> Zone: B &amp; IB<br/> Rep: Mecurio-Norton-Tarolli-Marshall, Engineering &amp; Land Surveying<br/> PO Box 166/45 Main St.<br/> Pine Bush, NY 12566</p> | <p>SITE PLAN<br/> ARB</p>  |
| <p><b>5. Newburgh Elite Storage (24-12)</b><br/> 7 Paffendorf Drive<br/> Section 34, Block 2, Lot 34<br/> Zone: IB<br/> Rep: Lanc &amp; Tully, P.C.<br/> PO Box 687<br/> Goshen, NY 10924</p>   | <p>INITIAL APPEARANCE<br/> SITE PLAN</p>   |
| <p><b>6. Tesla- EV Charging Stations (24-07)</b><br/> 1401 Union Avenue<br/> Section 60, Block 3, Lot 41.21<br/> Zone: IB<br/> Rep: Dewberry Engineers, Inc. /David Revette, P.E.,<br/> 600 Parsippany Rd. Suite 301<br/> Parsippany, NJ 07054</p>        | <p>SITE PLAN</p>   |
| <p><b>7. Newburgh Chicken, LLC (23-17)</b><br/> 197 South Plank Road<br/> Section 60, Block 3, Lot 6.1<br/> Zone: B<br/> Rep: Keane &amp; Beane, P.C.<br/> 200 Westage Business Center<br/> Fishkill, NY 12524</p>  | <p>SITE PLAN</p>   |
| <p><b>8. Gardner Ridge (02-29)</b><br/> Gardnertown Road near Gidney Avenue<br/> Section 75, Block 1, Lot 4.12<br/> Zone: R-3<br/> Rep: Darren Doce, P.E.<br/> Doce Associates<br/> 5020 Route 9W, #19<br/> Newburgh, NY 12550</p>                        | <p>SITE PLAN<br/> 180 DAY EXTENSION<br/> JUNE 24<sup>TH</sup> – DEC. 24<sup>TH</sup></p>   |
| <p><b>9. Long View Farms (06-39)</b><br/> Barbara Dr. Extension and Holmes Road<br/> Section 20, Block 2, Lots-numerous<br/> Zone: AR<br/> Rep: T.M. DePuy Engineering &amp; Land Surveying<br/> 2656 Route 302<br/> Middletown, NY 10941</p>             | <p>SUBDIVISION<br/> 180 DAY EXTENSION<br/> JUNE 15<sup>TH</sup> – DEC. 15<sup>TH</sup></p> |

**10. Hillside Development (22-27)**

24 Jeanne Drive  
Section 34, Block 2, Lot 66  
Zone: IB  
Rep: Fellenzer Engineering, LLP  
22 Mulberry Street, Suite 2A  
Middletown, NY 10940

SITE PLAN  
180 DAY EXTENSION  
JUNE 15<sup>TH</sup> – DEC. 15<sup>TH</sup>

**11. Patton Ridge (12-18)**

Patton Road & NYS Rt. 52  
Section 47, Block 1, Lot 44  
Zone: R-2  
Rep: Kirk Rother, P.E.  
5 Saint Stephens Lane  
Warwick, NY 10990

SUBDIVISION  
180 DAY EXTENSION  
JUNE 1<sup>ST</sup> – DEC. 24<sup>TH</sup>

**PLANNING BOARD BUSINESS – June 6<sup>th</sup>, 2024**  
**WORK SESSION—5:00 PM Start Time**