



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

OCTOBER 15, 2026

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. Cannabis Retail Dispensary at Cortland (26-18)** PUBLIC HEARING
Commons AMENDED SITE PLAN / SPECIAL USE PERMIT
5440 Route 9W
Section 2, Block 1, Lot 60
Zone: B
Rep: Brandon Petrella, RA, AIA
Mauri Architects, PC
73 Mansion Street
Poughkeepsie, NY 12601
- 2. Fabulous Events, Inc. (22-23)** INITIAL APPEARANCE
NYS Route 32 & Crab Apple Ct. AMENDED SITE PLAN
Section 34, Block 2, Lots 25.2, 54, 76, 77
Zone: B
Rep: John Queenan, P.E.
Lanc & Tully Engineering & Surveying, PC
P.O. Box 687
Goshen, NY 10924
- 3. N&J New Road Properties (24-37)** AMENDED SITE PLAN
New Road/North Plank Intersection
Section 34, Block 2, Lot 99.2
Zone: B
Rep: Darren Doce, P.E.
5 Lincolndale Road
Campbell Hall, NY 10916

4. Ready Coffee (26-02)

AMENDED SITE PLAN / ARB

1422 Route 300

Section 60, Block 3, Lot 23

Zone: IB

Rep: Sean Peters, P.E.

H2M Architects & Engineers

2 Executive Boulevard, Suite 401

Suffern, NY 10901

PLANNING BOARD BUSINESS – OCTOBER 15, 2026
WORK SESSION— 5:45 PM Start Time

Board Business:

1. Ready Coffee (PB #26-02) – Schedule Public Hearing for 5 November 2026.