



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 16, 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. ElKay Partners Development (24-29)

Brewer Road
Section 39, Block 1, Lots 32
Zone: R3
Rep: Lara Pruschki
Engineering & Surveying Properties, P.C.
71 Clinton Street
Montgomery, NY 12549

DRAFT SCOPING DOCUMENT
MULTI-FAMILY APARTMENTS
SENIOR HOUSING

2. 5148 Route 9W (24-18)

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

SITE PLAN / ARB

3. Jamie & Stoddard Hill (25-25)

149 Mill Street & 28 Pheasant Hollow Road
Section 2, Block 1, Lots 61.1 & 91
Zone: RR
Rep: Brian Babcock
Engineering & Surveying Properties, P.C.
71 Clinton Street
Montgomery, NY 12549

LOT LINE CHANGE

4. Cannabis Huts (25-32)

5306 Route 9W

Section 23, Block 2, Lot 1

Zone: R3

Rep: Amy Bombardieri

Day Stokosa Engineering, PLLC

3 Van Wyck Lane

Hopewell Junction, NY 12590

INITIAL APPEARANCE
AMENDED SITE PLAN / SPECIAL USE PERMIT

PLANNING BOARD BUSINESS – OCTOBER 16, 2025
WORK SESSION— 5:45 PM Start Time