



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

**November 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. Fabulous Events, Inc. (22-23)** SITE PLAN / ONE YEAR EXTENSION
NYS Route 32 & Crab Apple Ct.
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

- 2. Fana Development LLC (25-21)** SUBDIVISION PLAT / 3 LOTS
Sarvis Lane
Section 17, Block 1, Lot 19
Zone: RR
Rep: Jonathan N. Millen, LLS
ACES Land Surveying
1229 Route 300, Suite 4
Newburgh, NY 12550

- 3. South Plank Holdings, LLC (25-20)** AMENDED SITE PLAN
EV CHARGING STATIONS
209 S. Plank Road
Section 60, Block 3, Lot 2
Zone: B
Rep: Nicholas Gasparo
Woodhollow Contracting Corp.
103 School Street
Lindenhurst, NY 11757

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| <p>4. Reade Hotel Capital (25-24)
1 Crossroads Court
Section 95, Block 1, Lot 45.12
Zone: IB
Rep: Paul Simihtis, P.E.
P & E Construction & Engineering PLLC
16 Willys Court
Rock Tavern, NY 12575</p> | <p>AMENDED SITE PLAN
EV CHARGING STATIONS</p> |
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| <p>5. 3 Mariners Court - Papaleo (24-35)
3 Mariners Court
Section 121, Block 1, Lot 7
Zone: R1
Rep: David Niemotko Architect, P.C .
167 Stage Road
Monroe, NY 10950</p> | <p>CLEARING & GRADING</p> |
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| <p>6. Route 9W Catering Facility (25-28)
5500 Route 9W
Section 8, Block 2, Lot 27.1
Zone: B
Rep: Reuben Buck
Engineering & Surveying Properties, P.C.
71 Clinton Street
Montgomery, NY 12459</p> | <p>AMENDED SITE PLAN</p> |
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| <p>7. Safe Haven Self-Storage (22-04)
14 Crossroads Court
Section 95, Block 1, Lot 74
Zone: IB
Rep: James Martinez
Engineering & Surveying Properties, PC
71 Clinton Street
Montgomery, NY 12549</p> | <p>AMENDED SITE PLAN
UHAUL RENTALS</p> |

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