



TOWN OF NEWBURGH  
*Crossroads of the Northeast*

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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**

**February 5, 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. Unity Place Warehouse (25-34)**

Northwest Corner of Old Little Britain Road and Unity Way  
Section 97, Block 2, Lots 14.12, 20 & 21

Zone: IB

Rep: Dennis Rocks, P.E.  
Brooker Engineering  
74 Lafayette Avenue  
Suffern, NY 10901

AMENDED SITE PLAN

**2. 3 Mariners Court - Papaleo (24-35)**

3 Mariners Court  
Section 60, Block 3, Lot 23

Zone: R1

Rep: David Niemotko Architect, P.C.  
167 Stage Road  
Monroe, NY 10950

CLEARING & GRADING

**3. Ready Coffee (26-02)**

1422 Route 300  
Section 60, Block 3, Lot 23

Zone: IB

Rep: Rick Bartlett, AIA  
H2M Architect & Engineers  
538 Broad Hollow Road – 4<sup>th</sup> Floor  
Melville, NY 11747

INITIAL APPEARANCE  
AMENDED SITE PLAN

**4. The Leaf New York LLC (26-01)**

254 Route 17K, Suite 104 & 105  
Section 86, Block 1, Lot 86  
Zone: IB  
Rep: Joseph Minuta, RA  
Minuta Architecture, PLLC  
554 Temple Hill Road  
New Windsor, NY 12553

INITIAL APPEARANCE  
AMENDED SITE PLAN / SPECIAL USE PERMIT

**5. Poppy Lane (25-22)**

North of Lester Clark Road  
Section 6, Block 1, Lots 113, 114, 115  
Section 108.3, Block 4, Lot 24.210  
Zone: AR  
Rep: Ross Winglovitz, P.E.  
Engineering & Surveying Properties, PC  
71 Clinton Street  
Montgomery, NY 12549

AMENDED 3-LOT SUBDIVISION

**6. Christian Friends Welcome Assembly Church (26-03)**

7 D'Alfonso Road  
Section 97, Block 1, Lot 63  
Zone: R2  
Rep: John Queenan, P.E.  
Lanc & Tully, DPC  
P.O. Box 687  
Goshen, NY 10924

INITIAL APPEARANCE  
AMENDED SITE PLAN

**PLANNING BOARD BUSINESS – FEBRUARY 5, 2026**  
**WORK SESSION— 5:30 PM Start Time**