



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

March 19, 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. Rocket Subdivision (25-08)

397 Candlestick Road
Section 6, Block 1, Lot 56.21
Zone: AR
Rep: Jonathan N. Millen, PLS
ACES
1229 Route 300, Suite 4
Newburgh, NY 12550

PUBLIC HEARING
FOUR LOT SUBDIVISION

2. Lands of Tarben, Inc. (25-12)

10 Tarben Way
Section 6, Block 1, Lot 24
Section 127, Block 1, Lot 5
Zone: AR
Rep: Patricia Brooks, LS
Control Point Associates
11 Main Street
Highland, NY 12528

TOWN LAW 280-A

3. N&J New Road Properties (24-37)

New Road/North Plank Intersection
Section 34, Block 2, Lot 99.2
Zone: B
Rep: Darren C. Doce, P.E.
5 Lincolndale Road
Campbell Hall, NY 10916

AMENDED SITE PLAN

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| <p>4. Junction Development, LLC (25-09)
 561 International Boulevard
 Section 89, Block 1, Lot 81
 Zone: IB
 Rep: Zachary M. Pearson, P.E.
 Insite Engineering, Surveying & Landscape Architecture
 3 Garrett Place
 Carmel, NY 10512</p> | <p>AMENDED SITE PLAN</p> |
| <p>5. Britain Woods (22-17)
 442 Little Britain Road (NYS Route 207)
 Section 97, Block 1, Lot 32.1, 32.2, 32.3 & 40.1
 Zone: R-3
 Rep: Ross Winglovitz P.E.
 Engineering & Surveying Properties, P.C.
 71 Clinton Street
 Montgomery, NY 12549</p> | <p>FEIS MULTI-FAMILY
 SITE PLAN / 258 UNITS</p> |
| <p>6. 845 Cronomer Lake (25-35)
 3 Thayer Lane
 Section 34, Block 1, Lots 25.151 & 25.152
 Zone: R-2
 Rep: Ross Winglovitz, P.E.
 Engineering & Surveying Properties, P.C.
 71 Clinton Street
 Montgomery, NY 12549</p> | <p>TWO LOT SUBDIVISION</p> |
| <p>7. Crossroad Realty Partners, LLC (26-07)
 Route 300 / Holt Lane
 Section 14, Block 1, Lot 144.2
 Section 16, Block 2, Lot 10
 Section 16, Block 3, Lot 16 & 17
 Zone: R-2
 Rep: Ross Winglovitz, P.E.
 Engineering & Surveying Properties, P.C.
 71 Clinton Street
 Montgomery, NY 12549</p> | <p>INITIAL APPEARANCE
 EIGHT LOT SUBDIVISION</p> |

PLANNING BOARD BUSINESS – MARCH 19, 2026
WORK SESSION— 5:00 PM Start Time

1. Monarch Woods Senior Community (PB #2019-28) – Six month extension request.
2. Overlook Farms (PB #2019-23) – Stan Schutzman, Esq. request for an extension of site plan and ARB approval from March 19, 2026 expiration date to May 8, 2026.

