



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 7th, 2024
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. Lands of Zazon (04-29)** 6 MONTH EXTENSION
Fostertown Rd. & Frozen Ridge Road
Section 20, Block 1, Lot 24
Zone: R-2
Rep: Pietrzak & Pfau Engineering & Surveying
262 Greenwich Ave. Suite A
Goshen, NY 10924
- 2. O'Reilly Auton Parts (23-21)** ARB/SIGNAGE
1401 NYS Route 300
Section 60, Block 3, Lot 41.21
Zone: IB
Rep: Kinetic Design and Development
2215 W Chesterfield Blvd. Suite 01
Springfield, MO 65807
- 3. Darrigo Solar Farm (19-24)** SITE PLAN
86 Lakeside Road
Section 86, Block 1, Lot 96
Zone: R-1
Rep: Jeffrey Lease
97 Grand Ave.
Newburgh, NY 12550

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| <p>4. Monarch Woods Senior Housing (19-28)
 Monarch Drive
 Section 103, Block 7, Lot 18
 Section 47, Block 1, Lot 46
 Zone: R
 Rep: Engineering & Surveying Properties, PC
 71 Clinton Street
 Montgomery, NY 12549</p> | <p>MULTI-FAMILY SENIOR HOUSING/
 SITE PLAN</p> |
| <p>5. Newburgh Chicken, LLC (23-17)
 197 South Plank Road
 Section 60, Block 3, Lot 6.1
 Zone: B
 Rep: Keane & Beane, P.C.
 200 Westage Business Center
 Fishkill, NY 12524</p> | <p>SITE PLAN</p> |
| <p>6. O'Donnell Site Plan (22-03)
 NYS Route 52
 Section 47, Block 1, Lots 48
 Zone: B
 Rep: Darren Doce, P.E.
 5 Lincolndale Road
 Campbell Hall, NY 10916</p> | <p>SITE PLAN/ARB</p> |
| <p>7. MKJ Park, LLC (22-32)
 NYS Route 32, SW of NYS Route 300
 Section 34, Block 2, Lot 29.1
 Zone: IB
 Rep: Lanc & Tully, PC.
 PO Box 687
 Goshen, NY 10924</p> | <p>SITE PLAN</p> |
| <p>8. Dollar General (23-25)
 242 South Plank Road
 Section 60, Block 2, Lot 65
 Zone: B & IB
 Rep: Mecurio-Norton-Tarolli-Marshall, Engineering & Land Surveying
 PO Box 166/45 Main St.
 Pine Bush, NY 12566</p> | <p>SITE PLAN</p> |
| <p>9. Moreau- Lot Line Change (24-04)
 50 & 54 Old South Plank Road
 Section 52, Block 1, Lot 12 & 13
 Zone: R-1
 Rep: ACES/ Jonathan Millen
 1229 Route 300 Suite 4
 Newburgh, NY 12550</p> | <p>INITIAL APPEARANCE
 LOT LINE CHANGE</p> |

10. Curaleaf- Newburgh (21-34)

8 North Plank Road

Section 80, Block 5, Lot 15

Zone: B

Rep: Vincent J. Doce & Associates/ Darren Doce
41 Mead Street
Montgomery, NY 12549

SIGNAGE

11. Newburgh Inn & Spa (24-05)

Ninety Route 17 K

Section 95, Block 1, Lot 126 & 17

Zone: IB

Rep: Colliers Engineering & Design
555 Hudson Valley Ave., Suite 101
New Windsor, NY 12553

INITIAL APPEARANCE
SITE PLAN/ EV CHARGING STATION

PLANNING BOARD BUSINESS – February 15th, 2024

WORK SESSION—5:00 PM Start Time