



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

**April 16, 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/>

Please be advised that the Town of Newburgh has been made aware of fraudulent emails circulating that request additional fees to be wired to the Town of Newburgh Planning Board .

These emails are not legitimate and have not been sent by the Town of Newburgh Town Board, Zoning Board or the Planning Board.

Please do not open any links, do not respond to the email, and do not submit any payment or wire transfer. The Town of Newburgh will never request payment of fees via unsolicited email or wire transfer.

If you have received this email or have any concerns regarding any application fees, please contact the Town of Newburgh directly using official contact information listed on the Town's website.

Thank you for your attention to this matter.

Sincerely,

John P. Ewasutyn, Chairman
Town of Newburgh Planning Board



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- 1. Poppy Lane (25-22)** CONTINUATION 3-LOT SUBDIVISION
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

- 2. The Leaf New York, LLC (26-01)** AMENDED SITE PLAN
SPECIAL USE PERMIT
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

- 3. Overlook Farms a Farrell Community (19-23)** AMENDED SITE PLAN
5417 Route 9W
Section 9, Block 1, Lots 10, 11, 12, 56.21 & 56.22
Zone: R-3/B
Rep: Anthony Guccione, Jr., RLA
JMC PLLC
120 Bedford Road
Armonk, NY 10504

4. 609 International Blvd. (25-04)

SITE PLAN

609 International Blvd.

Section 89, Block 1, Lot 11.3

Zone: IB

Rep: Michael A. Morgante, P.E.
Arden Consulting Engineers, PLLC
P.O. Box 340
Monroe, NY 10949

PLANNING BOARD BUSINESS – April 16, 2026
WORK SESSION— 5:45 PM Start Time