



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

May 1, 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. Junction Development, LLC (25-09)

AMENDED SITE PLAN

561 International Boulevard

Section 89, Block 1, Lot 81

Zone: IB

Rep: Insite Engineering, Surveying & Landscape Architecture, P.C.

3 Garrett Place

Carmel, NY 10512

2. Newburgh Self-Storage (24-06)

SIGNAGE - ARB

1420 Route 300

Section 60, Block 3, Lot 22.222

Zone: IB

Rep: Colliers Engineering & Design

555 Hudson Valley Ave., Suite 101

New Windsor, NY 12553

3. Avion Ventures-Warehouse (24-16)

PUBLIC HEARING
SITE PLAN & ARB

Pomarico Drive

Section 96, Block 1, Lot 37.222

Zone: IB

Rep: Colliers Engineering & Design

555 Hudson Valley, Ave., Suite 101

New Windsor, NY 12553

- 4. Jeffrey & Doreen Laber & Lands of Tarben, Inc. (25-12)** INITIAL APPEARANCE
 LOT LINE CHANGE
 10 Tarben Way
 Section 6, Block 1, Lot 24
 Section 127, Block 1, Lot 5
 Zone: AR
 Rep: Control Point Associates, Patricia Brooks, LS
 11 Main Street
 Highland, NY 12528
- 5. Elevated Dreams Cannabis Retail Dispensary (25-13)** INITIAL APPEARANCE
 AMENDED SITE PLAN / SPECIAL USE PERMIT
 190 South Plank Road
 Section 64, Block 2, Lot 16
 Zone: R1
 Rep: Floyd Johnson, Cadman Design / Louis Dubois, P.E.
 19 Dean Hill Road
 New Windsor, NY 12553
- 6. Lands of Hudson Marine Corp. (25-14)** INITIAL APPEARANCE
 TWO LOT SUBDIVISION
 342 Quaker Street
 Section 3, Block 1, Lot 53.2
 Zone: AR
 Rep: ACES, Jonathan Millen, LLS
 1229 Route 300, Suite 4
 Newburgh, NY 12550

PLANNING BOARD BUSINESS – May 1, 2025
WORK SESSION— 5:30 PM Start Time