



# 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

May 16<sup>th</sup>, 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. Town Center Plaza-Front Facade (24-11)**

59 North Plank Road  
Section 76, Block 4, Lot 3  
Zone: B  
Rep: Michael R. Berta, AIA Architecture & Planning  
7 Robert Rd.  
Poughkeepsie, NY 12603

INITIAL APPEARANCE  
ARB- NEW FACADE

**2. CPC of the WMM- USA, Inc. (20-03)**

5208 Route 9W  
Section 24, Block 2, Lot 22.12  
Zone: B  
Rep: Franklin Estrella, RA  
239 S. 4<sup>th</sup> Street, Suite 1  
Brooklyn, NY 11211

SITE PLAN

**3. Newburgh Commons (23-24)**

5430 & 5450 Route 9W  
Section 9, Block 1, Lot 53.1.13  
Zone: R-3/B  
Rep: JMC Planning Engineering  
120 Bedford Road  
Armonk, NY 10504

SITE PLAN

**4. Newburgh Shoppes Phase III (23-16)**

SITE PLAN

1217 & 1219 Route 300  
Section 96, Block 1, Lot 6.2 & 11.1  
Zone: IB  
Rep: KARC Planning Consultants/Kelly Libolt  
PO Box 924  
Poughkeepsie, NY, 12602

**5. Northeast Business Center (21-28)**

AMENDED SITE PLAN

500, 700 & 900 Corporate Blvd.  
Section 95, Block 1, Lot 1.22  
Zone: IB  
Rep: Colliers Engineering & Design  
555 Hudson Ave., Suite 101  
New Windsor, NY 12553

**6. Middlehope Veterinary – Proposed Addition (23-20)**

SITE PLAN

5349 Route 9W  
Section 9, Block 3, Lot 22.2 & 23  
Zone: B  
Rep: Martin Passante, Architect  
178 Bayview Ave.  
Northpoint, NY 11760

**7. 32 Express – 689 Route 32 (22-21)**

SITE PLAN

689 NYS Route 32  
Section 4, Block 2, Lot 6  
Zone: RR  
Rep: Urda Engineering  
106 Main Street, Suite 4  
Windsor, NY 13865

**PLANNING BOARD BUSINESS – May 16<sup>th</sup>, 2024**  
**WORK SESSION—5:30 PM Start Time**