



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 21, 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. The Leaf New York, LLC (26-01)

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

PUBLIC HEARING
AMENDED SITE PLAN / SPECIAL USE PERMIT

2. Overlook Farms A Farrell Community (19-23)

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

AMENDED SITE PLAN

3. Newburgh Shoppes Phase III (23-16)

1217 & 1219 Route 300
Section 96, Block 1, Lots 6.2 & 11.1

Zone: IB

Rep: Kelly Libolt
KARC Planning Consultants
P.O. Box 924
Poughkeepsie, NY 12602

SITE PLAN / ARB SIGNAGE

4. 89 5th Avenue Subdivision (26-12)

609 International Blvd.

Section 69, Block 4, Lot 6.1

Zone: R-3

Rep: Justin Dates, RLA

Colliers Engineering & Design

555 Hudson Valley Avenue, Suite 101

New Windsor, NY 12553

INITIAL APPEARANCE

2 LOT SUBDIVISION

PLANNING BOARD BUSINESS – May 21, 2026

WORK SESSION— 5:30 PM Start Time