



# 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](mailto:planningboard@townofnewburgh.org)

## PLANNING BOARD AGENDA

**May 7, 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/>**

- |   |  |
|---|--|
| <b>1. Subdivision of Lands of MSM TR c/o Meyerson (26-06)</b><br>68 Chapel Road<br>Section 14, Block 1, Lot 73<br>Zone: R-2<br>Rep: Ryan Smithem, EIT<br>MNTM Engineering & Land Surveying, P.C.<br>45 Main Street, P.O. Box 166<br>Pine Bush, NY 12566 | PUBLIC HEARING<br>5 LOT SUBDIVISION          |
| <b>2. Cannabis Huts / Guru Baba, Inc (25-32)</b><br>5306 Route 9W<br>Section 23, Block 2, Lot 1<br>Zone: R-3<br>Rep: Joseph Saffioti, Esq.<br>Saffioti & Anderson<br>5031 Route 9W<br>Newburgh, NY 12550  | AMENDED SITE PLAN<br>SPECIAL USE PERMIT      |
| <b>3. Chester Residence (26-09)</b><br>8 Kentucky Drive<br>Section 105, Block 3, Lot 6<br>Zone: R-3<br>Rep: Joseph J. Minuta, RA, AIA<br>Minuta Architecture, PLLC<br>554 Temple Hill Road<br>New Windsor, NY 12553                                     | INITIAL APPEARANCE<br>SITE PLAN / TWO FAMILY |

**4. 100 Route 17K LLC (26-10)**

100 Route 17K  
Section 95, Block 1, Lot 49.2  
Zone: B  
Rep: Robert K. Ceriello  
24 Michaels Lane.  
East Islip, NY 11737

INITIAL APPEARANCE  
AMENDED SITE PLAN – EV CHARGERS

**5. Subdivision Lands of Grzechowski (26-11)**

14 McDonald Drive  
Section 8, Block 1, Lot 42.33  
Zone: AR  
Rep: Jonathan N. Millen, LLS  
1229 Route 300, Suite 4  
Newburgh, NY 12550

INITIAL APPEARANCE  
2 LOT SUBDIVISION

**6. 3 Mariners Court (24-35)**

3 Mariners Court  
Section 60, Block 3, Lot 23  
Zone: R1  
Rep: David Niemotko, RA  
167 Stage Road  
Monroe, NY 10950

CLEARING & GRADING PERMIT

**7. Christian Friends Welcome Assembly Church (26-03)**

7 D'Alfonso Road  
Section 97, Block 1, Lot 63  
Zone: R2  
Rep: John Queenan, P.E.  
Lanc & Tully, DPC  
P.O. Box 687  
Goshen, NY 10924

AMENDED SITE PLAN

**PLANNING BOARD BUSINESS – May 7, 2026**  
**WORK SESSION— 5:00 PM Start Time**