



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

**June 25, 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. Gasland Petroleum, Inc. (21-23)

42 South Plank Road
Section 71, Block 2, Lots 11
Zone: B
Rep: Labella
21 Fox Street
Poughkeepsie, NY 12601

SITE PLAN EXTENSION

2. Fuchek Subdivision (21-31)

26 Tarben Way
Section 6, Block 1, Lots 11 & 12
Zone: AR
Rep: Verma Engineering Consulting
6 Front Street, 2nd Floor
Newburgh, NY 12550

**PUBLIC HEARING
5 LOT SUBDIVISION**

3. Geraci Subdivision (25-03)

272 Frozen Ridge Road
Section 6, Block 1, Lot 86.2
Zone: AR
Rep: Messina Associates
PO Box 10
Marlboro, NY 12542

**PUBLIC HEARING
4 LOT SUBDIVISION**

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| <p>4. Lands of Melissa Menendez (25-11)
 5 Kings Hill Road
 Section 11, Block 1, Lot 63.22
 Zone: R1
 Rep: Control Point Associates, Patricia Brooks, LS
 11 Main Street
 Highland, NY 12528</p> | <p>PUBLIC HEARING
 2 LOT SUBDIVISION</p> |
| <p>5. Elkay Partners Development (24-29)
 Brewer Road
 Section 39, Block 1, Lot 32
 Zone: R3
 Rep: Engineering & Surveying Properties, P.C.
 71 Clinton Street
 Montgomery, NY 12549</p> | <p>MULTI-FAMILY APARTMENTS
 SENIOR HOUSING</p> |
| <p>6. Bear Park Playground (25-18)
 152 N. Plank Road
 Section 41, Block 2, Lot 15.1
 Zone: B
 Rep: Burns Engineering Services, P.C.
 58 Teller Avenue
 Beacon, NY 12508</p> | <p>INITIAL APPEARANCE
 AMENDED SITE PLAN</p> |
| <p>7. First Prestige Properties, Inc. (25-19)
 5306 Route 9W
 Section 23, Block 2, Lot 1
 Zone: 04 B/L HI Overlay
 Rep: Woodhollow Contracting Corp.
 103 School Street
 Lindenhurst, NY 11757</p> | <p>INITIAL APPEARANCE
 AMENDED SITE PLAN / EV CHARGING STATIONS</p> |
| <p>8. South Plank Holdings, LLC (25-20)
 209 S. Plank Road
 Section 60, Block 3, Lot 2
 Zone: B
 Rep: Woodhollow Contracting Corp.
 103 School Street
 Lindenhurst, NY 11757</p> | <p>INITIAL APPEARANCE
 AMENDED SITE PLAN / EV CHARGING STATIONS</p> |
| <p>9. Happy Tree Retail Cannabis Dispensary (25-05)
 99 Route 17K
 Section 95, Block 1, Lot 33
 Zone: IB
 Rep: Moss Architects
 473 Main Street
 Beacon, NY 12508</p> | <p>AMENDED SITE PLAN
 SPECIAL USE PERMIT</p> |

10. Elevated Dreams Retail Cannabis Dispensary (25-13)

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

AMENDED SITE PLAN
SPECIAL USE PERMIT

11. Cortland Commons Retail Cannabis Dispensary (24-27)

5440 Route 9W
Section 9, Block 1, Lot 60
Zone: B

Rep: Mauri Architects PC
73 Mansion Street
Poughkeepsie, NY 12601

AMENDED SITE PLAN

PLANNING BOARD BUSINESS – JUNE 25, 2025
WORK SESSION— 5:30 PM Start Time