



# TOWN OF NEWBURGH

## *Crossroads of the Northeast*

21 HUDSON VALLEY PROFESSIONAL PLAZA  
NEWBURGH, NEW YORK 12550

PLANNING BOARD  
JOHN P. EWASUTYN, CHAIRMAN  
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### PLANNING BOARD AGENDA

July 17, 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. Gardner Ridge (02-029)**

SIX MONTH EXTENSION

Gardnertown Road near Gidney Avenue  
Section 75, Block 1, Lot 4.12  
Zone: R-3  
Rep: Engineering & Land Planning / Thomas B. Olley, P.E.  
152 Orange Ave.  
Walden, NY 12586

**2. ADS Properties, Car Wash (21-04)**

ARB SIGNAGE APPROVAL

1295 Route 300  
Section 95, Block 1, Lot 14.1  
Zone: IB  
Rep: GNS Group  
259 N. Grand Avenue  
Poughkeepsie, NY 12603

**3. Lands of Hudson Marine Corp. (25-14)**

2-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

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| <p><b>4. Fana Development LLC (25-21)</b><br/> Sarvis Lane<br/> Section 17, Block 1, Lot 19<br/> Zone: RR<br/> Rep: ACES, Jonathan Millen, LLS<br/> 1229 Route 300, Suite 4<br/> Newburgh, NY 12550</p>   | <p>INITIAL APPEARANCE<br/> 3-LOT SUBDIVISION</p>         |
| <p><b>5. Athboy Road (24-36)</b><br/> Athboy Road<br/> Section 8, Block 1, Lot 105<br/> Zone: AR<br/> Rep: CM Terrizzi Engineering, PLLC<br/> 11 Terrizzi Drive<br/> Wallkill, NY 12589</p>   | <p>4-LOT SUBDIVISION</p>                                 |
| <p><b>6. Poppy Lane (25-22)</b><br/> North of Lester Clark Road<br/> Section 6, Block 1, Lots 113, 114, 115<br/> Section 108.3, Block 4, Lot 24.210<br/> Zone: AR<br/> Rep: Engineering &amp; Surveying Properties, PC<br/> 71 Clinton Street<br/> Montgomery, NY 12549</p> | <p>INITIAL APPEARANCE<br/> AMENDED 3-LOT SUBDIVISION</p> |
| <p><b>7. Lands of Zappone (25-23)</b><br/> 35 &amp; 41 Lattintown Road<br/> Section 9, Block 3, Lots 12.1 &amp; 12.2<br/> Zone: R3<br/> Rep: Engineering &amp; Surveying Properties, PC<br/> 71 Clinton Street<br/> Montgomery, NY 12549</p>                                | <p>INITIAL APPEARANCE<br/> LOT LINE CHANGE</p>           |
| <p><b>8. Elevated Dreams Cannabis Retail Dispensary (25-13)</b><br/> 190 South Plank Road<br/> Section 64, Block 2, Lot 16<br/> Zone: R1<br/> Rep: Floyd Johnson, Cadman Design / Louis Dubois, P.E.<br/> 19 Dean Hill Road<br/> New Windsor, NY 12553</p>                  | <p>AMENDED SITE PLAN<br/> SPECIAL USE PERMIT</p>         |
| <p><b>9. MKJC Realty, LLC (25-17)</b><br/> NY State Route 32<br/> Section 35, Block 3, Lot 3.22<br/> Zone: B<br/> Rep: Lanc &amp; Tully, PC<br/> PO Box 687<br/> Goshen, NY 10924</p>   | <p>SITE PLAN</p>   |

**10. Spark Car Wash (23-23)**

SITE PLAN

1229 Route 300

Section 96, Block 1, Lots 4 & 5

Zone: IB

Rep: Stonefield Engineering & Design

584 Broadway, Suite 310

New York, NY 10012

**PLANNING BOARD BUSINESS – July 17, 2025**

**WORK SESSION— 5:00 PM Start Time**