



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

July 18th, 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. Sunbelt Rentals-Moffat Properties (22-14)

SIGNAGE/ARB

224 & 226 NY Route 17K
Section 32, Block 29, Lots 64 & 65
Zone: IB
Rep: Little Brite Signs/ Maria Rotundo
51 Montgomery Street
Middletown, NY 10940

2. Perugino 2 Lot Subdivision (24-02)

PUBLIC HEARING
2 LOT SUBDIVISION

Mountain View Ave. & Travis Lane
Section 14, Block 1, Lot 150.2
Zone: RR
Rep: Nosek Engineering/ John Nosek
2245 Albany Post Road
Walden, NY 12586

3. Newburgh Commons (23-24)

PUBLIC HEARING
SITE PLAN/ARB

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

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| <p>4. Tarben II Subdivision (21-18)
 Tarben Way
 Section 127, Block 1, Lot 12
 Zone: AR
 Rep: Jonathan Cella, P.E.
 51 Hunt Road
 Walkill, NY 12589</p> | <p>2 LOT SUBDIVISION</p> |
| <p>5. Drivanos Subdivision (24-09)
 235 Quaker Street
 Section 2, Block 1, Lots 14 &15
 Zone: AR
 Rep: Zen Consultants, Inc./ Ken Lytle
 1662 Route 300, Suite 138
 Newburgh, NY 12550</p> | <p>LOT LINE REVISION
 2 LOT SUBDIVISION</p> |
| <p>6. Courtyard by Marriott-EV Charging(24-19)
 4 Governor Drive
 Section 89, Block 2, Lot 22
 Zone I
 Rep: Charge Smart EV
 5 Southside Drive, Suite 11-184
 Clifton Park, NY 12065</p> | <p>INITIAL SUBMISSION
 AMENDED SITE PLAN</p> |
| <p>7. Pilot Travel Center-EV Charging (24-20)
 Route 17K
 Section 89, Block 1, Lot 38.22
 Zone B
 Rep: Colliers Engineering & Desing
 555 Hudson Valley Ave., Suite 101
 New Windsor, NY 12553</p> | <p>INITIAL SUBMISSION
 AMENDED SITE PLAN</p> |
| <p>8. 217 S. Plank Road-Cannabis Dispensary (24-13)
 217 South Plank Road
 Section 61, Block 1, Lots 18 &19
 Zone: B
 Rep: Minuta Architecture, PLLC
 554 Temple Hill Road
 New Windsor, NY 12553</p> | <p>SITE PLAN/ SPECIAL USE PERMIT</p> |
| <p>9. 5148 Route 9W (24-18)
 5148 Route 9W
 Section 43, Block 2, Lot 15
 Zone: B
 Rep: David Niemotko Architects, P.C.
 167 Stage Road
 Monroe, NY 10950</p> | <p>INITIAL SUBMISSION
 AMENDED SITE PLAN/CHANGE OF USE</p> |

10. Harbor Freight (24-17)

ARB

1399 Route 300
Section 60, Block 3, Lot 41.21
Zone : IB
Rep: ADA Architects Services, Inc., P.C.
17710 Detroit Ave.
Lakewood, Ohio 44107

11. Newburgh Mall- Façade (24-15)

SIGNAGE/ARB

1401 Route 300
Section 60, Block 3, Lot 41.21
Zone: IB
Rep: ADG Architects/Jason T. Anderson, Architect
25 Walkkill Ave.
Montgomery, NY 12549

PLANNING BOARD BUSINESS – July 18th, 2024
WORK SESSION—5:00 PM Start Time