



# 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

**August 21, 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. Lands of Ross & Patsalos (25-15)**

LOT LINE CHANGE

28 Dogwood Hills Road  
Section 78, Block 3, Lots 20 & 4  
Zone: R1  
Rep: Darren C. Doce, P.E.  
5 Lincolndale Road  
Campbell Hall, NY 10916

**2. Reade Hotel Capital (25-24)**

INITIAL APPEARANCE

AMENDED SITE PLAN – EV CHARGING STATIONS

1 Crossroads Court  
Section 95, Block 1, Lot 45.12  
Zone: IB  
Rep: P & E Construction & Engineering PLLC  
16 Willys Court  
Rock Tavern, NY 12575

**3. 5148 Route 9W (24-18)**

SITE PLAN / OFFICE BUILDING RENOVATION

5148 Route 9W  
Section 43, Block 2, Lot 15  
Zone: B  
Rep: David Niemoitko Architects, P.C.  
167 Stage Road  
Monroe, NY 10950

- 4. Jamie & Stoddard Hill (25-25)**  
149 Mill Street & 28 Pheasant Hollow Road  
Section 2, Block 1, Lots 61.1 & 91  
Zone: RR  
Rep: Engineering & Surveying Properties, P.C.  
71 Clinton Street  
Montgomery, NY 12549

INITIAL APPEARANCE  
LOT LINE CHANGE

- 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

MULTI-FAMILY APARTMENTS  
SENIOR HOUSING

**PLANNING BOARD BUSINESS – AUGUST 21, 2025**  
**WORK SESSION— 5:30 PM Start Time**