



# 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 7, 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. Wellnow Facility (22-01)**

SIX-MONTH EXTENSION

Route 17K  
Section 60, Block 1, Lot 32.11  
Zone: IB  
Rep: Colliers Engineering & Design  
555 Hudson Valley Avenue, Suite 101  
New Windsor, NY 12553

**2. 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

**3. Unity Place Warehouse (21-29)**

CONCEPT PLAN

Northwest Corner of Old Little Britain Road and Unity Way  
Section 97, Block 2, Lot 14.1 & 19.12  
Zone: IB  
Rep: Brooker Engineering  
74 Lafayette Avenue, Suite 501  
Suffern, NY 10901

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| <p><b>4. Manheim Auto Auction Storage Expansion (25-07)</b><br/> 2000 Dealer Drive<br/> Section 89, Block 1, Lot 63.22<br/> Zone: IB<br/> Rep: Kimley-Horn Engineering<br/> 1 N Lexington Avenue, STE. 505<br/> White Plains, NY 10601</p> | <p>AMENDED SITE PLAN</p>  |
| <p><b>5. Jehovah's Witnesses Kingdom Hall (25-16)</b><br/> 33 Old Little Britain Road<br/> Section 97, Block 3, Lot 13<br/> Zone: R3<br/> Rep: Greenman-Pedersen, Inc.<br/> 80 Wolf Road<br/> Albany, NY 12205</p>                         | <p>AMENDED SITE PLAN<br/> PARKING LOT EXPANSION</p>             |
| <p><b>6. Safe Haven Self-Storage (22-04)</b><br/> 14 Crossroads Court<br/> Section 95, Block 1, Lot 74<br/> Zone: IB<br/> Rep: Engineering &amp; Surveying Properties, PC<br/> 71 Clinton Street<br/> Montgomery, NY 12549</p>             | <p>AMENDED SITE PLAN<br/> SPECIAL USE PERMIT - UHAUL RENTAL</p> |
| <p><b>7. ADS Properties, Car Wash (21-04)</b><br/> 1295 Route 300<br/> Section 95, Block 1, Lot 14.1<br/> Zone: IB<br/> Rep: GNS Group<br/> 259 N. Grand Avenue<br/> Poughkeepsie, NY 12603</p>  | <p>SITE PLAN<br/> SPECIAL USE PERMIT - SIGNAGE</p>              |
| <p><b>8. Happy Tree Retail Cannabis Dispensary (25-05)</b><br/> 99 Route 17K<br/> Section 95, Block 1, Lot 33<br/> Zone: IB<br/> Rep: Moss Architects<br/> 473 Main Street<br/> Beacon, NY 12508</p>                                       | <p>SPECIAL USE PERMIT<br/> AMENDED SITE PLAN</p>                |
| <p><b>9. 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>PUBLIC HEARING<br/> 4-LOT SUBDIVISION</p>                    |

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

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

PUBLIC HEARING  
2-LOT SUBDIVISION

**11. Elevated Dreams Cannabis Retail Dispensary (25-13)**

190 South Plank Road

Section 64, Block 2, Lots 16

Zone: R 1

Rep: Floyd Johnson, Cadman Design / Louis Dubois, P.E.

19 Dean Hill Road

New Windsor, NY 12553

PUBLIC HEARING  
AMENDED SITE PLAN / SPECIAL USE PERMIT

**PLANNING BOARD BUSINESS – August 7, 2025**  
**WORK SESSION— 5:00 PM Start Time**