



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

SEPTEMBER 17, 2026

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. Unity Place Warehouse (25-34)

SITE PLAN

Northwest Corner of Old Little Britain Road and Unity Way
Section 97, Block 2, Lots 14.12, 20 & 21

Zone: IB

Rep: Dennis Rocks, P.E.
Weston & Sampson
74 Lafayette Avenue, Suite 501
Suffern, NY 10901

2. 845 Cronomer Subdivision (25-35)

SITE PLAN
2-LOT SUBDIVISION

3 Thayer Lane
Section 34, Block 1, Lots 25.151 & 25.152

Zone: R-2

Rep: Ross Winglovitz, P.E.
Engineering & Surveying Properties
71 Clinton Street
Montgomery, NY 12549

3. Rocket Subdivision (25-08)

4-LOT SUBDIVISION

397 Candlestick Road
Section 6, Block 1, Lot 56.21

Zone: AR

Rep: Jonathan Millen, PLS
ACES
1229 Route 300, Suite 4
Newburgh, NY 12550

**4. Cannabis Retail Dispensary at Cortland (26-18)
Commons**

5440 Route 9W

Section 2, Block 1, Lot 60

Zone: B

Rep: Brandon Petrella, RA, AIA

Mauri Architects, PC

73 Mansion Street

Poughkeepsie, NY 12601

AMENDED SITE PLAN
SPECIAL USE PERMIT

5. Dream Builders & Developers (26-23)

24 Devito Drive

Section 20, Block 2, Lot 30.23

Zone: R-3

Rep: Joseph J. Pfau, P.E.

Pietrzak & Pfau, PLLC

262 Greenwich Avenue, Suite A

Goshen, NY 10924

INITIAL APPEARANCE
5-LOT SUBDIVISION

PLANNING BOARD BUSINESS – SEPTEMBER 17, 2026
WORK SESSION— 5:30 PM Start Time

Board Business:

1. Schedule Xterior Pro, LLC (PB #26-08) Public Hearing on October 1, 2026.
2. MKJ Warehouse discussion (PB #22-32).