



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 3, 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. 29 Dandelion Lane (26-15)

29 Dandelion Lane
Section 9, Block 1, Lot 94
Zone: AR
Rep: Todd Maurizzio
Fusco Engineering & Land Surveying, DPC
233 East Main Street
Middletown, NY 10940

**PUBLIC HEARING
SITE PLAN / ARB**

2. 81 Weyants Lane (26-20)

81 Weyants Lane & Weyants Lane
Section 17, Block 1, Lots 53.1, 53.3 & 53.12
Zone: AR R2
Rep: Taylor M. Palmer, Esq.
Cuddy & Feder LLP
445 Hamilton Avenue, 14th Floor
White Plains, NY 10601

LOT LINE CHANGE

3. Britain Woods (22-17)

442 Little Britain Road (NYS Route 207)
Section 97, Block 1, Lots 32.1, 32.2, 32.3 & 40.1
Zone: R-3
Rep: Ross Winglovitz, P.E.
Engineering & Surveying Properties, P.C.
71 Clinton Street
Montgomery, NY 12549

**FEIS MULTI-FAMILY
SITE PLAN / 258 UNITS**

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| <p>4. Avion Ventures-Warehouse (24-16)
 Pomarico Drive
 Section 96, Block 1, Lot 37.222
 Zone: IB
 Rep: Connor P. McCormack, P.E.
 Colliers Engineering & Design
 555 Hudson Valley Ave., Suite 101
 New Windsor, NY 12553</p> | <p>SITE PLAN / ARB</p> |
| <p>5. Ready Coffee (26-02)
 1422 Route 300
 Section 60, Block 3, Lot 23
 Zone: IB
 Rep: Sean F. Peters, P.E.
 H2M Architect & Engineers
 2 Executive Boulevard, Suite 401
 Suffern, N^Y 10901</p> | <p>SITE PLAN / ARB</p> |
| <p>6. Xterior Pro, LLC (26-08)
 171 South Plank Road
 Section 60, Block 3, Lot 17.2
 Zone: IB
 Rep: Jonathan Cella, P.E.
 51 Hunt Road
 Walkill, NY 12589</p> | <p>AMENDED SITE PLAN / ARB</p> |
| <p>7. Stanton Lane (26-21)
 Gardnertown Road & Plattekill Turnpike
 Section 60, Block 2, Lot 38.23
 Zone: R-1
 Rep: Brendan White
 Engineering & Surveying Properties, P.C.
 71 Clinton Street
 Montgomery, NY 12549</p> | <p>INITIAL APPEARANCE
 3-LOT SUBDIVISION</p> |
| <p>8. Fana Development LLC (26-22)
 NYS Route 32 & Mill Street
 Section 2, Block 1, Lot 59.1
 Zone: RR
 Rep: Ryan Smithem, E.I.T.
 MNTM Engineering & Land Surveying, P.C.
 1229 Route 300, Suite 4
 Newburgh, NY 12550</p> | <p>INITIAL APPEARANCE
 3-LOT SUBDIVISION</p> |

PLANNING BOARD BUSINESS – SEPTEMBER 3, 2026
WORK SESSION— 5:00 PM Start Time