



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 4, 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. Happy Tree Retail Cannabis Dispensary (25-05)** PUBLIC HEARING AMENDED SITE PLAN
99 Route 17K SPECIAL USE PERMIT
Section 95, Block 1, Lot 33
Zone: IB
Rep: Moss Architects
473 Main Street
Beacon, NY 12508
- 2. Joann Malcom Timber Harvest (25-27)** INITIAL APPEARANCE
55 New Road CLEARING & GRADING PERMIT
Section 34, Block 2, Lot 13
Zone: R2
Rep: Lower Hudson Forestry Services
P.O. Box 756
Nyack, NY 10960
- 3. Newburgh Self-Storage (24-06)** SITE PLAN / SIGNAGE
1420 Route 300
Section 60, Block 3, Lot 22.222
Zone: IB
Rep: Colliers Engineering & Design
555 Hudson Valley Ave., Suite 101
New Windsor, NY 12553

4. CFB Realty LLC (25-26)

121 Wells Road

Section 39, Block 1, Lot 19

Zone : R2

Rep: David Niemotko Architect, P.C.

167 Stage Road

Monroe, NY 10950

INITIAL APPEARANCE

14 - LOT SUBDIVISION

5. Route 9W Catering Facility (25-28)

5500 Route 9W

Section 8, Block 2, Lot 27.1

Zone: B

Rep: Engineering & Surveying Properties, P.C.

71 Clinton Street

Montgomery, NY 12459

INITIAL APPEARANCE

AMENDED SITE PLAN

PLANNING BOARD BUSINESS – SEPTEMBER 4, 2025
WORK SESSION— 5:30 PM Start Time

BOARD BUSINESS:

1. 2025 Comprehensive Plan.