



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](mailto:planningboard@townofnewburgh.org)

**PLANNING BOARD AGENDA**

**September 7<sup>th</sup>, 2023  
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. CPC of the WMM- USA, Inc. (20-03)** SITE PLAN  
5208 Route 9W  
Section 24, Block 2, Lot 22.12  
Zone: B  
Rep: Minuta Architecture  
554 Temple Hill Road  
New Windsor, NY 12553
  
- 2. Vantage Construction (23-03)** FIVE LOT MINOR SUBDIVISION  
South side of Kings Hill Rd. at Montgomery Town Line  
Section 11, Block 1, Lot 66.21  
Zone : R-1  
Rep: Nosek Engineering  
2245 Albany Post Rd.  
Walden, NY 12586
  
- 3. MKJC Realty, LLC Park, LLC (23-11)** SITE PLAN  
NYS Route 32  
Section 35, Block 3, Lot 3.22  
Zone: B  
Rep: Lanc & Tully  
PO Box 687  
Goshen, NY 10924

- |   |   |
|---|---|
| <p><b>4. Fabulous Events (22-23)</b><br/> NYS Route 32 &amp; Crab Apple Court<br/> Section 34, Block 2, Lots 25.2, 54, 74, 76, 77<br/> Zone: B<br/> Rep: Lanc &amp; Tully, PC<br/> PO Box 687<br/> Goshen, NY 10924</p>   | <p>SITE PLAN</p>                            |
| <p><b>5. Newburgh Shoppes Phase III (23-16)</b><br/> 1217 &amp; 1219 Route 300<br/> Section 96, Block 1, Lot 6.2 &amp; 11.1<br/> Zone: IB<br/> Rep: Langan Engineering, DPC<br/> 300 Kimball Drive<br/> Parsippany, NJ 07054</p>                                | <p>SITE PLAN</p>                            |
| <p><b>6. Sunshine Ford EV Charging (23-18)</b><br/> 40 Route 17K<br/> Section 99, Block 47, Lot 23.22<br/> Zone: IB<br/> Rep: Charge Smart EV<br/> 5 Southside Dr. Suite 11-184<br/> Clifton Park, NY 12065</p>   | <p>INITIAL APPEARANCE<br/> SITE PLAN</p>    |
| <p><b>7. Matrix I-84 Distribution Center-Sketch Plan (22-29)</b><br/> Route 17K<br/> Section 86, Block 1, Lot 97<br/> Section 89, Block 1, Lots 66 &amp; 69.1<br/> Zone: IB<br/> Rep: Langan<br/> One North Broadway, Suite 110<br/> White Plains, NY 10601</p> | <p>SITE PLAN/LOT LINE<br/> CHANGES/ ARB</p> |

**PLANNING BOARD BUSINESS – September 7<sup>th</sup>, 2023**  
**WORK SESSION—5:00 PM Start Time**