



# 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

May 5<sup>th</sup>, 2022  
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. Northeast Business Center (21-28)**

SITE PLAN

500, 700 & 900 Corporate Blvd.  
Section 95, Block 1, Lot 1.22  
Zone: IB  
Rep: Colliers Engineering & Design  
555 Hudson Ave., Suite 101  
New Windsor, NY 12553

**2. Gold's Gym -Amended Site Plan (22-07)**

AMENDED SITE PLAN

15 Racquet Road  
Section 85, Block 1, Lot 26 .21  
Zone: IB  
Rep: Mauri Architects, PC  
73 Mansion Street  
Poughkeepsie, NY 12601

**3. Health First (22-08)**

SITE PLAN

52 Route 17K  
Section 97, Block 2, Lot 7.22  
Zone: IB  
Rep: TPG Architecture  
31 Penn Plaza  
132 West 31<sup>st</sup> St. 5<sup>th</sup> Floor  
New York, NY 10001

- |  |  |
|--|--|
| <p><b>4. Iron Chef (22-09)</b><br/> 101 North Plank Road<br/> Section 75, Block 1, Lot 8<br/> Zone: B<br/> Rep: Burns Engineering Services, P.C.<br/> 58 Teller Ave.<br/> Beacon, NY 12508</p>   | <p>INITIAL APPEARANCE<br/> AMENDED SITE PLAN</p>                       |
| <p><b>5. Newburgh Commerce Center (21-21)</b><br/> 124 Route 17K<br/> Section 95, Block 1, Lot 58<br/> Zone: IB<br/> Rep: Whiteman Osterman &amp; Hanna, LLP/David Everett<br/> One Commerce Place<br/> Albany, NY 12260</p>                                   | <p>SITE PLAN/ARB</p>   |
| <p><b>6. Monarch Woods Senior Housing (19-28)</b><br/> Monarch Drive<br/> Section 103, Block 7, Lot 18<br/> Section 47. Block 1, Lot 46<br/> Zone: R<br/> Rep: Engineering &amp; Surveying Properties, PC<br/> 71 Clinton Street<br/> Montgomery, NY 12549</p> | <p>MULTI-FAMILY SENIOR HOUSING/<br/> SITE PLAN</p>                     |
| <p><b>7. Hadid Clearing &amp; Grading (21-10)</b><br/> 34 Susan Drive<br/> Section 46, Block 5, Lot 21<br/> Zone: R-1<br/> Rep: Engineering &amp; Surveying Properties, P.C.<br/> Clinton St.<br/> Montgomery, NY 12549</p>                                    | <p>CLEARING &amp; GRADING</p>  |
| <p><b>8. Hudson Asset Homes (22-10)</b><br/> Union Ave.<br/> Section 34, Block 1, Lot 25.15<br/> Zone: R-2<br/> Rep: Engineering &amp; Surveying Properties, P.C.<br/> Clinton St.<br/> Montgomery, NY 12549</p>   | <p>INITIAL APPEARANCE<br/> TWO LOT SUBDIVISION<br/> TWO FAMILY/ARB</p> |
| <p><b>9. 14 Marino Drive (22-11)</b><br/> 14 Marino Drive<br/> Section 2, Block 1, Lot 16 &amp; 23.2<br/> Zone: RR<br/> Rep: Doce Associates<br/> 41 Mead Alley<br/> Montgomery, NY 12549</p>  | <p>INITIAL APPEARANCE<br/> TWO LOT SUBDIVISION</p>                     |

**PLANNING BOARD BUSINESS –May 5<sup>th</sup>, 2022**  
**WORK SESSION—5:30 PM Start time**