

**TOWN OF NEWBURGH  
PLANNING BOARD  
308 GARDNERTOWN ROAD  
NEWBURGH NEW YORK 12550**

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**JOHN P. EWASUTYN  
Planning Board Chairman**

**Office: (845) 564-7804**

**Fax: (845) 564-7802**

**Email: [planningboard@hvc.rr.com](mailto:planningboard@hvc.rr.com)**

**AGENDA**

**SEPTEMBER 20, 2012**

**\*\*\*\*\*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,  
1496 ROUTE 300, NEWBURGH NY**

Potter's Ridge (2012-15)  
6 and 11 Potter's Ridge Road  
Sec. 26; Blk. 6; Lots 20 and 23  
Zone: R-2

2-LOT RESIDENTIAL  
SUBDIVISION AND  
LOT LINE CHANGE

Rep: Charles Brown, PE  
Talcott Engineering  
1 Gardnertown Road  
Newburgh, New York 12550

Master Developers, LLC (2012-20)  
River Road  
Sec. 9; Blk. 3; Lots 53.21, 53.22, 53.23  
Zone: R-1

LOT LINE CHANGE

Rep: Richard Spisto  
Master Developers, LLC  
233 Route 32, PO Box 326  
Central Valley, New York 10917

Sprint/Nextel Quaker Street (2012-16)  
409 Quaker Street (existing cell tower)  
Sec. 11; Blk. 1; Lot 143  
Zone: AR

PUBLIC HEARING  
SITE PLAN  
SPECIAL USE PERMIT

Rep: Cara Bonomolo, Esq.  
Snyder and Snyder, LLP  
94 White Plains Road  
Tarrytown, New York 10591

**AGENDA  
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Sprint/Nextel North Plank Road (2012-17)  
Mid-Valley Mall Water Tank  
Sec. 75; Blk. 1; Lot 11.0  
Zone: B  
Rep: Cara Bonomolo, Esq.  
Snyder and Snyder, LLP  
94 White Plains Road  
Tarrytown, New York 10591

PUBLIC HEARING  
SITE PLAN  
SPECIAL USE PERMIT

Parke Lane at Newburgh (2012-13)  
Stewart Avenue  
Sec. 97; Blk. 1; Lot 4.11  
Zone: R-3

160 UNIT RESIDENTIAL  
SITE PLAN, ARB AND  
LOT LINE CHANGE

Rep: Dominic Cordisco, Esq.  
Drake, Loeb, Heller, Kennedy, Gogerty, Gaba & Rodd, PLLC  
555 Hudson Valley Avenue, Suite 100  
New Windsor, New York 10504

**BOARD BUSINESS:**

**\*\*WORK SESSION: PROJECT READINESS DISCUSSION SCHEDULED FOR 5:30  
P.M. IN THE MEETING ROOM OF TOWN HALL ON THURSDAY, SEPTEMBER 20,  
2012**

\*All Town of Newburgh Planning Board agendas are available to print online at [www.townofnewburgh.org](http://www.townofnewburgh.org)

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**September 20, 2012**

**BOARD BUSINESS**

**Discussion:**

- Route 9W Gas and Convenience Store (2009-14): The applicant is requesting an extension of Conditional Final Site Plan approval, which will run from October 8, 2012 to October 8, 2013.
- The Polo Club (2006-09): The applicant is requesting an extension of Conditional Preliminary Site Plan Approval, which will run from September 29, 2012 to March 29, 2013.
- Driscoll Subdivision (2005-46): The applicant is requesting an extension of Conditional Preliminary Subdivision Approval, which will run from September 29, 2012 to March 29, 2013.
- Lands of Zazon (2004-29): The applicant is requesting an extension of Conditional Final Subdivision Approval, which will run from September 19, 2012 to March 19, 2012.