



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

October 17, 2024

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. Gardner Ridge (02-029)

ARB

Gardnertown Road near Gidney Avenue
Section 75, Block 1, Lot 4.12
Zone: R-3
Rep: Engineering & Land Planning / Thomas B. Olley, P.E.
152 Orange Ave.
Walden, NY 12586

2. JJSK Inc., Retail Cannabis Dispensary (24-23)

SITE PLAN / SPECIAL USE PERMIT

165 South Plank Road
Section 60, Block 3, Lot 18
Zone: IB
Rep: Joseph M. Saffioti
5031 Route 9W #1
Newburgh, NY 12550

3. Ciaffone Lot Line Change (24-14)

LOT LINE CHANGE

2 Whisper Lane & 4 Whisper Lane
Section 47, Block 1, Lots 72.1, 72.2, 72.3
Zone: R1
Rep: Jonathan N. Millen, LLS/ACES
1229 Route 300, Suite 4
Newburgh, NY 12550

4. Anchorage-Lot #3 (23-06)

Mariners Court
Section 121, Block 1, Lot 3
Zone: R-1
Rep: Engineering & Surveying Properties, PC
71 Clinton Street
Montgomery, NY 12549

PUBLIC HEARING
AMENDED SUBDIVISION

5. Newburgh Shoppes Phase III (23-16)

1217 & 1219 Route 300
Section 96, Block 1, Lot 6.2 & 11.1
Zone: IB
Rep: KARC Planning Consultants/Kelly Libolt
PO Box 924
Poughkeepsie, NY 12602

PUBLIC HEARING
SITE PLAN/ SUBDIVISION

6. Lands of LL's Prestige Homes, LLC (24-30)

Corner of Charles Street & Elmhurst Avenue
Section 53, Block 2, Lot 10 & 11
Zone: R1
Rep: ZEN Consultants, Inc.
1662 Route 300, Suite 138
Newburgh, NY 12550

LOT LINE CHANGE

PLANNING BOARD BUSINESS – October 17th, 2024
WORK SESSION— 5:45 PM Start Time