



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

**June 20th, 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. Sunshine Ford EV Charging (23-18)** SITE PLAN
40 Route 17K
Section 99, Block 47, Lot 23.22
Zone: IB
Rep: Charge Smart EV
5 Southside Dr. Suite 11-184
Clifton Park, NY 12065

- 2. RAM Hotels (16-21)** SITE PLAN
RE-APPROVAL
Unity Place
Section 97, Block 2, Lot 37
Zone: IB
Rep: Mecurio-Norton-Tarolli- Marshall
45 Main St. PO Box 166
Pine Bush, NY 12566

- 3. Town Center Plaza-Front Façade (24-11)** ARB- NEW FACADE
59 North Plank Road
Section 76, Block 4, Lot 3
Zone: B
Rep: Michael R. Berta, AIA Architecture & Planning
7 Robert Rd.
Poughkeepsie, NY 12603

- | | |
|--|--|
| <p>4. 217 S. Plank Road- Cannabis Dispensary (24-13)
 217 South Plank Road
 Section 61, Block 1, Lots 18 &19
 Zone: B
 Rep: CV Associates/ Darren Stridiron
 148 Route 17M, Suite 2
 Harriman, NY 10926</p> | <p>INITIAL APPEARANCE
 SITE PLAN</p> |
| <p>5. Newburgh Commons (23-24)
 5430 & 5450 Route 9W
 Section 9, Block 1, Lot 53.1,13
 Zone: R-3/B
 Rep: JMC Planning Engineering
 120 Bedford Road
 Armonk, NY 10504</p> | <p>SITE PLAN</p> |
| <p>6. Newburgh Self-Storage (24-06)
 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</p> | <p>SITE PLAN</p> |
| <p>7. Avion Ventures- Warehouse (24-16)
 Pomarico Drive
 Section 86, Block 1, Lot 37.222
 Zone: IB
 Rep: Colliers Engineering & Design
 555 Hudson Valley Ave., Suite 101
 New Windsor, NY 12553</p> | <p>INITIAL APPEARANCE
 SITE PLAN</p> |
| <p>8. Newburgh Mall- Façade (24-15)
 1401 Route 300
 Section 60, Block 3, Lot 41.21
 Zone: IB
 Rep: ADG Architects/Jason T. Anderson, Architect
 25 Wallkill Ave.
 Montgomery, NY 12549</p> | <p>INITIAL APPEARANCE
 ARB</p> |

9. Harbor Freight (24-17)

1399 Route 300
Section 60, Block 3, Lot 41.21
Zone : IB
Rep: ADA Architects Services, Inc., P.C.
17710 Detroit Ave.
Lakewood, Ohio 44107

INITIAL APPEARANCE
SITE PLAN-CHANGE OF USE
ARB

10. Lands of Weddell (24-10)

Heritage Lane
Section 89, Block 1, Lots 10.1, 10.2,77.1 & 77.2
Zone: R-1
Rep: Darren Doce
5 Lincolndale Rd.
Campbell Hall, NY 10916

LOT LINE REVISION

11. Ciaffone Lot Line Change (24-14)

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

INITIAL APPEARANCE
LOT LINE REVISION

PLANNING BOARD BUSINESS – June 20th, 2024
WORK SESSION—5:00 PM Start Time

1. Newburgh Chicken, LLC (2023-17) – Public Hearing discussion.