



TOWN OF NEWBURGH  
*Crossroads of the Northeast*

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21 HUDSON VALLEY PROFESSIONAL PLAZA  
NEWBURGH, NEW YORK 12550

PLANNING BOARD  
JOHN P. EWASUTYN, CHAIRMAN  
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E-MAIL: [planningboard@townofnewburgh.org](mailto:planningboard@townofnewburgh.org)

**PLANNING BOARD AGENDA**

**November 21, 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. Sunbelt Rentals-Moffat Properties (22-14)**

SIGNAGE

224 & 226 NY Route 17K  
Section 32, Block 29, Lots 64 & 65  
Zone: IB  
Rep: Little Brite Signs/Maria Rotundo  
51 Montgomery Street  
Middletown, NY 10940

**3. Damato – Casilla (24-33)**

LOT LINE CHANGE

29 Albany Post Road  
Section 43, Block 5, Lot 4.01  
Zone: R-3  
Rep: Lanc & Tully, PC  
PO Box 687  
Goshen, NY 10924

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| <p><b>4. Gas Land Petroleum, Inc. – Route 9W (19-16)</b><br/> 5200 Route 9W<br/> Section 43, Block 5, Lot 1<br/> Zone: B &amp; R3 (and LHI Overlay)<br/> Rep: LaBella Associates<br/> 21 Fox Street<br/> Poughkeepsie, NY 12601</p>        | <p>SITE PLAN</p>                    |
| <p><b>5. NPA Site Plan (17-03)</b><br/> NYS Route 747 Blvd.<br/> Section 89, Block 1, Lot 80.2 &amp; 80.1<br/> Zone: IB<br/> Rep: Langan Engineering<br/> One North Broadway<br/> White Plains, NY 10601</p>                               | <p>SITE PLAN</p>                    |
| <p><b>6. 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: KARC Planning Consultants/Kelly Libolt<br/> PO Box 924<br/> Poughkeepsie, NY 12602</p> | <p>SITE PLAN /<br/> SUBDIVISION</p> |
| <p><b>7. Newburgh Commons (23-24)</b><br/> 5430 &amp; 5450 Route 9W<br/> Section 9, Block 1, Lot 53.1, 13<br/> Zone: B<br/> Rep: JMC Planning Engineering<br/> 120 Bedford Road<br/> Armonk, NY 10504</p>                                  | <p>SITE PLAN</p>                    |
| <p><b>8. Avion Ventures-Warehouse (24-16)</b><br/> Pomarico Drive<br/> Section 86, Block 1, Lot 37.222<br/> Zone: IB<br/> Rep: Colliers Engineering &amp; Design<br/> 555 Hudson Valley Ave., Suite 101<br/> New Windsor, NY 12553</p>     | <p>SITE PLAN</p>                    |
| <p><b>9. Pilot Travel Center-EV Charging (24-20)</b><br/> Route 17K<br/> Section 89, Block 1, Lot 38.22<br/> Zone: B<br/> Rep: Colliers Engineering &amp; Design<br/> 555 Hudson Valley Ave., Suite 101<br/> New Windsor, NY 12553</p>     | <p>SITE PLAN</p>                    |

**10. Cortland Commons Cannabis Retail (24-27)**

5440 Route 9W  
Section 9, Block 1, Lot 60  
Zone: B  
Rep: Mauri Architects PC  
73 Mansion Street  
Poughkeepsie, NY 12601

SITE PLAN  
SPECIAL USE PERMIT

**11. Kush Factory Cannabis Retail (24-33)**

1255 NY-300 (Lowe's Plaza)  
Section 95, Block 1, Lot 72  
Zone: IB  
Rep: Anderson Architecture Studio PC  
1972 Massachusetts Avenue  
Cambridge, MA 02140

SITE PLAN  
SPECIAL USE PERMIT

**PLANNING BOARD BUSINESS – November 21st, 2024**  
**WORK SESSION— 5:00 PM Start Time**