



# TOWN OF NEWBURGH

*Crossroads of the Northeast*

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

March 17<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. Poppy Lane (21-26)**  
North of Lester Clark Rd, Between 114 & 118 Lester Clark Rd.  
Section 6, Block 1, Lot 113, 114 & 115  
Zone: AR  
Rep: Engineering & Surveying Properties, PC  
71 Clinton Street  
Montgomery, NY 12549  
**PUBLIC HEARING CONTINUATION  
AMENDED SUBDIVISION**
- 2. Newburgh Commerce Center/Scannell (21-21)**  
124 Route 17K  
Section 95, Block 1, Lot 58  
Zone: IB  
Rep: Whiteman Osterman & Hanna, LLP/David Everett  
One Commerce Place  
Albany, NY 12260  
**PUBLIC HEARING  
SITE PLAN/CLEARING & GRADING**
- 3. UHaul- Orange Lake Motel (21-17)**  
427 South Plank Road  
Section 47, Block 1, Lot 39.2  
Zone: AR  
Rep: Manojkumar B. Patel, P.E.  
**AMENDED SITE PLAN**

**4. Forest Park Subdivision (22-06)**

FOUR LOT SUBDIVISION

231 Forest Rd.  
Section 1, Block 1, Lot 12  
Zone: AR  
Rep: Talcott Engineering/ Charles Brown, P.E.  
1 Gardnertown Road  
Newburgh, NY 12550

**5. Curaleaf-Newburgh (21-34)**

SITE PLAN

8 North Plank Road  
Section 80, Block 5, Lot 15  
Zone: B  
Rep: Vincent J. Doce & Associates/ Darren Doce  
41 Mead Street  
Montgomery, NY 12549

**6. Gasland Petroleum– 9W (19-16)**

SITE PLAN  
CONVENIENCE STORE/MIXED USE

5208 Rt. 9W  
Section 43, Block 5, Lot 1  
Zone: B & R3 (& LHI Overlay)  
Rep: Chazen Engineering, Land Surveying & Landscape Architecture Co., D.P.C./Chris Lapine  
21 Fox Street  
Poughkeepsie, NY 12601

**PLANNING BOARD BUSINESS – March 17<sup>th</sup>, 2022**  
**WORK SESSION—5:30 PM Start time**

1. Guelberg & McGowan Lot Line Change (21-32)
2. Local Law – Rezone property at Union Ave. & Union Ave. Extension from R-3 to the adjacent B Zoning District.