



# 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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## PLANNING BOARD AGENDA

March 3<sup>rd</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. Guelberg & McGowan Lot Line Change (21-32)** LOT LINE CHANGE  
255 & 259 Fostertown Road  
Section 39, Block 1, Lot 23 & 24  
Zone: R-2  
Rep: Zen Consultants, Inc./Ken Lytle  
1662 Route 300 Suite 138  
Newburgh, NY 12550
- 2. Newburgh Commerce Center/Scannell (21-21)** SITE PLAN  
124 Route 17K  
Section 95, Block 1, Lot 58  
Zone: IB  
Rep: Whiteman Osterman & Hanna, LLP/David Everett  
One Commerce Place  
Albany, NY 12260
- 3. Monarch Woods Senior Community (19-28)** LOT LINE CHANGE  
MULTI-FAMILY SENIOR HOUSING/  
SITE PLAN  
Monarch Drive  
Section 103, Block 7, Lot 18  
Section 47, Block 1, Lot 46  
Zone: B  
Rep: Engineering & Surveying Properties, PC  
71 Clinton Street  
Montgomery, NY 12549

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| <p><b>4. Safe Haven Self Storage (22-04)</b><br/> 14 Crossroads Court<br/> Section 95, Block 1, Lot 74<br/> Zone: IB<br/> Rep: Engineering &amp; Surveying Properties, PC<br/> 71 Clinton Street<br/> Montgomery, NY 12549</p>   | <p>INITIAL APPEARANCE<br/> AMENDED SITE PLAN<br/> CHANGE OF USE</p> |
| <p><b>5. Sluska 2 Lot Subdivision (21-22)</b><br/> 2103 NYS Route 300<br/> Section 3, Block 1, Lot 82<br/> Zone: AR<br/> Rep: Talcott Engineering/ Charles Brown, P.E.<br/> 1 Gardnertown Road<br/> Newburgh, NY 12550</p>   | <p>TWO LOT SUBDIVISION</p>  |
| <p><b>6. Forest Park Subdivision (22-06)</b><br/> 231 Forest Rd.<br/> Section 1, Block 1, Lot 12<br/> Zone: AR<br/> Rep: Talcott Engineering/ Charles Brown, P.E.<br/> 1 Gardnertown Road<br/> Newburgh, NY 12550</p>  | <p>INITIAL APPEARANCE<br/> FIVE LOT SUBDIVISION</p>                 |
| <p><b>7. Big Shine (22-05)</b><br/> 300 Corporate Blvd.<br/> Section 95, Block 1, Lot 65<br/> Zone: IB<br/> Rep: Fellenzer Engineering<br/> 22 Mulberry St.<br/> Middletown, NY 10940</p>  | <p>INITIAL APPEARANCE<br/> WARHOUSE EXPANSION</p>                   |
| <p><b>8. FAC Self Storage/Uhaul –Middlehope(21-33)</b><br/> 5325 US Route 9W<br/> Section 20, Block 2, Lot 2<br/> Zone: B/SC<br/> Rep: Mecurio-Norton- Tarolli-Marshall, Engineering &amp; Land Surveying/ Larry Marshall<br/> PO Box 166, 45 Main Street<br/> Pine Bush, NY 12566</p> | <p>SITE PLAN</p>  |
| <p><b>9. WellNow Facility (22-01)</b><br/> Section 60, Block 3, Lot 32.11<br/> Zone: IB<br/> Rep: Colliers Engineering<br/> 555 Hudson Valley Ave. Suite 101<br/> Newburgh, NY 12553</p>   | <p>AMENDED SITE PLAN</p>  |

**PLANNING BOARD BUSINESS – March 3<sup>rd</sup>, 2022**  
**WORK SESSION—5:00 PM Start time**

1. Trinity Square Site Plan (2006-53) Requesting a six month (180 Day) extension from March 3, 2022 to September 3, 2022.