



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

PLANNING BOARD AGENDA

**April 17, 2025
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. NPA Site Plan (17-03)

ARB REVIEW

NYS Route 747
Section 89, Block 1, Lots 80.2 & 80.1
Zone: IB
Rep: Langan Engineers
300 Great Oaks, Blvd., Suite 3
Albany, NY 12203

2. Healey Kia - Newburgh (25-1)

PUBLIC HEARING / AMENDED SITE PLAN
CLEARING & GRADING

NYS Route 17K
Section 95, Block 1, Lots 54.2
Zone: IB
Rep: Day and Stokosa Engineering
3 Van Wyck Lane
Wappingers Falls, NY 12590

3. Lands of Cox-Wenmar Drive (24-38)

PUBLIC HEARING
2-LOT SUBDIVISION

Wenmar Drive – East Side of Road
Section 95, Block 1, Lot 74
Zone: R3
Rep: Heritage Land Surveying, P.C.
155 Pressler Road
Wallkill, NY 12589

4. Anchorage-on-Hudson Lot #6 (25-10)

7 Mariners Court
Section 121, Block 1, Lot 6
Zone: R1
Rep: Darren C. Doce, P.E.
5 Lincolndale Road
Campbell Hall, NY 10916

PUBLIC HEARING
AMENDED SUBDIVISION

5. MKJ Park, Office & Warehouse (22-32)

NYS Route 32, SW of NYS Route 300
Section 34, Block 2, Lot 29.1
Zone: IB
Rep: Lanc & Tully, P.C.
PO Box 697
Goshen, NY 10924

PUBLIC HEARING
SITE PLAN & ARB REVIEW

PLANNING BOARD BUSINESS – APRIL 17, 2025
WORK SESSION— 5:30 PM Start Time

Board Business:

1. Overlook Farms, Route 9W (2019-23) – Request for six-month extension of site plan and ARB approval. (May 8, 2025 to November 8, 2025)
2. Safe Haven Self-Storage (2022-04) – Sign Variance