



# 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  
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E-MAIL: [planningboard@townofnewburgh.org](mailto:planningboard@townofnewburgh.org)

### PLANNING BOARD AGENDA

**May15, 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. Spark Car Wash (23-23)**

1229 Route 300  
Section 96, Block 1, Lots 4 & 5  
Zone: IB

Rep: gk+a Architects, P.C. (Gary Kliesch & Associate Architects, P.C.)  
36 Ames Avenue  
Rutherford, NJ 07070

PUBLIC HEARING / SITE PLAN  
ARB REVIEW

**2. NPA Site Plan (17-03)**

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

PUBLIC HEARING / SITE PLAN  
ARB REVIEW

**3. Geraci Subdivision (25-03)**

272 Frozen Ridge Road  
Section 6, Block 1, Lot 86.2  
Zone: AR  
Rep: Messina Associates  
PO Box 10  
Marlboro, NY 12542

4-LOT SUBDIVISION

**4. Lands of Melissa Menendez (25-11)**

2-LOT SUBDIVISION

5 Kings Hill Road  
Section 11, Block 1, Lot 63.22  
Zone: R1  
Rep: Control Point Associates  
11 Main Street  
Highland, NY 12528

**5. Manheim Auto Storage Expansion (25-07)**

SITE PLAN

2000 Dealer Drive  
Section 89, Block 1, Lot 83  
Zone: IB  
Rep: Kimley-Horn Engineering & Landscape Architecture  
1 N. Lexington Avenue, Suite 505  
White Plains, NY 10601

**PLANNING BOARD BUSINESS – MAY 15, 2025**  
**WORK SESSION— 5:30 PM Start Time**