



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  
TELEPHONE 845-564-7804  
FAX 845-564-7802  
E-MAIL: [planningboard@townofnewburgh.org](mailto:planningboard@townofnewburgh.org)

**PLANNING BOARD AGENDA**

**September 21<sup>st</sup>, 2023  
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. Dixon & Hales (23-13)**

23 Merritt Lane  
Section 7, Block 3, Lot 20  
Zone : AR  
Rep: Johnathan N Millen LLS/ACES  
1229 NY 300  
Newburgh, NY 12550

PUBLIC HEARING  
TWO LOT SUBDIVISION

**2. CPC of the WMM- USA, Inc. (20-03)**

5208 Route 9W  
Section 24, Block 2, Lot 22.12  
Zone: B  
Rep: Franklin Estrella, RA  
239 S. 4<sup>th</sup> Street, Suite 1  
Brooklyn, NY 11211

SITE PLAN

**3. 273 Route 17K (23-5)**

273 NYS Route 17K  
Section 90, Block 60, Lot 1  
Zone: B  
Rep: A. Hennessy Architects  
1200 Stony Brook Court  
Newburgh, NY 12550

CHANGE OF USE- RESTAURANT

**4. Tarben II Subdivision (21-18)**

2 LOT SUBDIVISION

Tarben Way  
Section 47, Block 1, Lots 39.2  
Zone: AR  
Rep: Zen Consultants, Inc./ Ken Lytle  
1662 Route 300, Suite 138  
Newburgh, NY 12550

**5. Matrix I-84 Distribution Center-Sketch Plan (22-29)**

SITE PLAN/LOT LINE  
CHANGES/ ARB

Route 17K  
Section 86, Block 1, Lot 97  
Section 89, Block 1, Lots 66 & 69.1  
Zone: IB  
Rep: Langan  
One North Broadway, Suite 110  
White Plains, NY 10601

**PLANNING BOARD BUSINESS – September 21<sup>st</sup>, 2023**

**WORK SESSION—5:30 PM Start Time**

- 1. Fabulous Events (PB#22-23)** - Potential scheduling of Public Hearing if County response has been received.
- 2. Lands of Zazon (PB#04-29)** - Requesting a six-month (180 Day) extension from September 21, 2023 to March 21, 2024.