

**AGENDA**  
**CITY OF NEWBURGH PLANNING BOARD**  
**ACTIVITY CENTER**  
**401 WASHINGTON STREET, NEWBURGH, NY 12550**  
**TUESDAY, MARCH 19, 2024**  
**7:30 P.M.**

**APPROVAL OF MINUTES**

**SPECIAL USE EXTENSION**

**INDEX NO. 2009-08      SPECIAL USE PERMIT**  
To conduct Auto Repair/Auto Sales.  
**Location:** 82 Bridge Street  
**Owner:** JSN Property Management Inc.  
**Applicant:** Nemias Magana

**SITE PLAN APPROVAL EXTENSION**

**INDEX NO. 2023-16      SITE PLAN**  
Convert the three (3) family residential dwelling into four (4) family residential dwelling.  
Applicant requesting a one-year extension of the Site Plan approval.  
**Location:** 207 Liberty Street  
**Owner:** Cian Hamill and Mian Ye  
**Applicant:** Cian Hamill and Mian Ye

**OLD BUSINESS**

**INDEX NO. 2023-40      SUBDIVISION**  
Subdivision involves 694 Broadway ("Lot A"), 696 Broadway ("Lot B") and 67 Wisner Avenue ("Lot C"). The subdivision would extend the northernmost lot lines of Lots A and B, resulting in the reduction of Lot C by 6,191.square feet.  
**Location:** 694-696 Broadway  
**Owner (694 Broadway):** 694 Newburgh LLC  
**Owner: (696 Broadway):** 696 Newburgh LLC

**Owner: (67 Wisner Avenue):** Wisner & Broadway LLC  
**Applicant:** 299 Properties, LLC

**INDEX NO. 2023-14**      **SITE PLAN**  
Construction of two (2), mixed-use residential buildings  
(Mixed Use with Residential).  
**Location:** 140 Montgomery Street, 146 Montgomery  
Street & 137 Smith Street  
**Owner:** City of Newburgh  
**Applicant:** Kenneth Kearney/  
Kearney Realty & Development Group

**INDEX NO. 2023-42**      **SITE PLAN**  
Construct a mixed-use with residential building on vacant  
land with 143 residential apartment units and six (6)  
retail spaces.  
**Location:** 50, 50 1/2, 52, & 54 Liberty Street  
**Owner:** Mid-Hudson Film, LLC  
**Applicant:** Andrew Schrijver

**INDEX NO. 2023-39**      **SITE PLAN**  
Construct a four (4) story mixed-use with residential  
building containing 12 residential apartment units and two  
(2) retail spaces.  
**Location:** 85 Renwick Street  
**Owner:** 85 Renwick Street LLC  
**Applicant:** Erik Cooney

**INDEX NO. 2023-43**      **SUBDIVISION**  
Subdivide the vacant parcel into eight (8) lots.  
**Location:** 242 South William Street  
**Owner:** RD 242 South William Street LLC  
**Applicant:** Chris Berg, RA/Berg + Moss Architects, PC

**INDEX NO. 2023-44**      **SITE PLAN**  
Construct eight (8) buildings on subdivided lots, with each  
building containing three (3) residential apartment units.  
**Location:** 242 South William Street  
**Owner:** RD 242 South William Street LLC  
**Applicant:** Chris Berg, RA/Berg + Moss Architects, PC

**INDEX NO. 2024-03**

**SITE PLAN**

Convert a vacant building into a restaurant and two-family dwelling.

**Location:** 196 Broadway

**Owner:** Maria I. Rios-Ruiz

**Applicant:** Floyd Johnson

**NEW BUSINESS**

**INDEX NO. 2024-02**

**SITE PLAN**

**SPECIAL USE PERMIT**

Establish a professional office in an existing building.

Establish a ten-space community parking lot.

**Location:** 272 Water Street

**Location:** 35-37 Broad Street

**Owner: 272 Water Street:** Statistical Analysis Inc.

**Owner: 35-37 Broad Street:** FD Water Street  
Holdings LLC

**Applicant:** Jonathan Gatsik/  
FD Water Street Holdings LLC

**INDEX NO. 2024-04**

**SITE PLAN**

**SPECIAL USE PERMIT**

Construct an addition to an existing manufacturing facility.

**Location:** 207 Lake Street

**Owner:** Lake Street LLC

**Applicant:** Steve Esposito / Engineering & Survey  
Properties, PC