

**CITY OF NEWBURGH
PLANNING BOARD**

123 Grand Street, Newburgh, N.Y. 12550

**Lisa Daily, Chairperson
J.K. Gentile, Secretary**

Phone: (845) 569-7383

**AGENDA
CITY OF NEWBURGH PLANNING BOARD
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, APRIL 16, 2024
7:30 P.M.**

APPROVAL EXTENSION REQUESTS

INDEX NO. 2023-02 SUBDIVISION
Subdivide property at 79 Pierces Road
Location: 79 Pierces Road
Owner: Blue Sky Distinctive Properties LLC
Applicant: David Benninger

INDEX NO. 2023-03 SITE PLAN
Construct a building on a proposed subdivided lot.
Location: 79 Pierces Road
Owner: Blue Sky Distinctive Properties LLC
Applicant: David Benninger

SITE PLAN AMENDMENTS

INDEX NO. 2021-22 SITE PLAN AMENDMENT
Convert the three-family dwelling into a six-family dwelling.
Location: 56 Dubois Street
Owner: Nutopia 56 Dubois LLC
Applicant: Michael Mamiye

INDEX NO. 2022-08 SITE PLAN AMENDMENT
Convert the existing building into office space, a theater and residential units.
Location: 60 Dubois Street
Owner: Nutopia 60 Dubois LLC
Applicant: Michael H. Mamiye

OLD BUSINESS

INDEX NO. 2023-28

SITE PLAN

Consolidate two (2) vacant lots into one (1) lot and construct one (1) 9-unit apartment house building.

Owner (133 N. Miller): 133 North Miller

Realty Partners LLC

Owner (141 N. Miller): 133 North Miller

Realty Partners LLC

Applicant:

Eulogio Santiago

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. 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

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

NEW BUSINESS**INDEX NO. 2024-05****SITE PLAN**

Construct two (2) warehouses on vacant land.

Location: 69-70 Williamsburg Drive & Pierces Road

Owner: 375 Hasbrouck LLC

Applicant: John Falvella

INDEX NO. 2024-06**SUBDIVISION**

A three-lot subdivision involving 69 William Street ("Lot A"), 77 William Street ("Lot B"), and 79 William Street ("Lot C").

Location: 69-79 William Street

Owner: Safe William Street Partners LLC

Applicant: Lisa Silverstone/
Safe Harbors of the Hudson, Inc.

INDEX NO. 2024-07**SITE PLAN & SPECIAL USE PERMIT**

Establish a 3-family residential dwelling on Lot A; construct 40 dwelling units, including 16 supportive housing units on Lot B; and establish a six-family residential dwelling on Lot C.

Location: 69-79 William Street

Owner: Safe William Street Partners LLC

Applicant: Lisa Silverstone/
Safe Harbors of the Hudson, Inc.