

AGENDA
CITY OF NEWBURGH PLANNING BOARD
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, JUNE 18, 2024
7:30 P.M.

APPROVAL OF MINUTES

PERMIT EXTENSION REQUESTS

INDEX NO. 2013-07 **SPECIAL USE PERMIT**
Use as an automobile gas station.
Location: 405 Broadway
Owner: Vishal Enterprises of Grand Street, LLC
Applicant: Jonathan Cella

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. 2024-06 **SUBDIVISION**
Subdivide the existing lot into three (3) lots.
Location: 69 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**
Create a 3-family residential dwelling on subdivided Lot A;
construct a Residential Care Facility on Lot B; and establish an
Apartment House (6 units) on Lot C.
Location: 69 William Street
Owner: Safe William Street Partners LLC
Applicant: Lisa Silverstone/
Safe Harbors of the Hudson, Inc.

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. 2019-11**SITE PLAN AMENDMENT**

Amendment to January 2020 approval.

Location: 639 Broadway

Owner: Newburgh Commercial Development Corp.

Applicant: Phil Bell, P.E.

NEW BUSINESS**INDEX NO. 2024-09****SITE PLAN**

Construct a three-story mixed-use commercial space directly adjacent to the existing building on-site; first and second floor restaurant, third floor professional office. In addition, construct a one-story 505 square foot ice cream stand.

Location: 27 South Water Street

Owner: West Shore Hudson, LLC

Applicant: Kelly Libolt, AICP/KARC Planning Consultants, Inc.

INDEX NO. 2024-15**SUBDIVISION**

Lot line adjustment and lot combination.

Location: 192 & 194 Dubois Street &
197 North Miller Street

Owner: Stephen Taya Property Development, LLC

Applicant: Nathaniel Gooden/Caesar Engineering, D.P.C.

INDEX NO. 2024-10**SITE PLAN**

Construct a three-story and six-unit apartment house.

Location: 192 & 194 Dubois Street &
197 North Miller Street

Owner: Stephen Taya Property Development, LLC

Applicant: Nathaniel Gooden/Caesar Engineering, D.P.C.

INDEX NO. 2024-11**SITE PLAN**

Convert the existing one-family dwelling to a three-family dwelling.

Location: 506 Liberty Street

Owner: John Schmidt

Applicant: Chris Berg / Berg + Moss Architects

INDEX NO. 2024-12**SITE PLAN**

Lot consolidation of the two parcels and construct a mixed use residential building with 21 apartments and two retail spaces.

Location: 58 and 60 William Street

Owner: 60 William Street

Applicant: Chris Berg / Berg + Moss Architects, PC

INDEX NO. 2024-13**SPECIAL USE PERMIT**

Expansion of an existing bar and cabaret

Location: 128 South Robinson Avenue

Owner: 128 Robinson Avenue, LLC

Applicant: Nicole McCutcheon

INDEX NO. 2024-14**SITE PLAN**

Convert an existing warehouse building into a mixed-use apartment with 20 dwelling units, retail, food service and gym space. Construct a 4-story apartment complex with 34 dwelling units and a 16-space parking area on the same tax parcel. Expansion of an existing bar and cabaret

Location: 24 Johnes Street

Owner: Shaw Building L.P.

Applicant: Jake Chai