

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

APPROVAL OF MINUTES

PERMIT EXTENSION REQUESTS

INDEX NO. 2015-21 SPECIAL USE PERMIT
Use as a residential care facility
Location: 399 Carpenter Avenue
Owner: d/b/a as Sunrise Cottage
Applicant: Kellyann Kostyal-Larrier

INDEX NO. 2017-31 SPECIAL USE PERMIT
Use as a home occupation (driving school)
Location: 10 City Terrace North
Owner: Ertha Raymond
Applicant: Ertha Raymond

OLD BUSINESS

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

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. 2024-06**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. 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. 2024-11**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. 2024-08**SITE PLAN**

Construct a warehouse distribution facility on a vacant lot.

Location: 5 Scobie Drive

Owner: Scobie Industrial Partners, LLC

Applicant: Erik Cooney

NEW BUSINESS**INDEX NO. 2024-16****SITE PLAN**

Establish a barbershop in the front building and convert a vacant tenant space to a church in the rear building.

Location: 784 Broadway

Owner: Oragom LLC

Applicant: Alvin Moonesar