

**AGENDA
CITY OF NEWBURGH PLANNING BOARD
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
WEDNESDAY, AUGUST 28, 2024
7:30 P.M.**

APPROVAL OF MINUTES

PERMIT EXTENSION REQUESTS

INDEX NO. 2021-04 **SPECIAL USE PERMIT**
Use as a Performing Arts Space (Theater/Auditorium)
Location: 26 Liberty Street
Owner: Bannerman Tokyo Properties LLC
Applicant: Jesse Farrenkopf

OLD BUSINESS

INDEX NO. 2021-18 **SITE PLAN AMENDMENT**
Construct a Warehouse
Location: 700-768 South Street
Owner: Atkemix Thirty-Seven Inc.
Applicant: National Builders South

INDEX NO. 2020-09 **SITE PLAN AMENDMENT**
Construct a four-story, mixed use with residential
development.
Location: 104 Washington Street
Owner: 104 Washington St., LLC
Applicant: Philippe Pierre

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: 60 William Street
Owner: 60 William St. LLC
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. 2024-13**SPECIAL USE PERMIT**

Expansion of use to the existing bar and cabaret

Location: 128 South Robinson Avenue

Owner: 128 Robinson Avenue, LLC

Applicant: Nicole McCutcheon

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

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

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. 2024-09**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) and construct a one-story 505 square foot ice cream stand.

Location: 27 South Water Street

Owner: West Shore Hudson, LLC

Applicant: Kelly Libolt / KARC Planning Consultants, Inc.

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.

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

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.

Location: 24 Johnes Street

Owner: Shaw Building L.P.

Applicant: Jake Chai