

**AGENDA
CITY OF NEWBURGH PLANNING BOARD
HERITAGE CENTER
123 GRAND STREET, NEWBURGH, NY 12550
RESCHEDULED FROM TUESDAY, OCTOBER 15, 2024
To NOVEMBER 6, 2024
7:30 P.M.**

APPROVAL OF MINUTES

SITE PLAN APPROVAL EXTENSION REQUESTS

INDEX NO. 2021-17 SITE PLAN
Convert existing building into a House of Worship and
Restaurant
Location: 435 Broadway
Owner: Walker Park
Applicant: Javier Fiscal

OLD BUSINESS

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. 2024-08 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

INDEX NO. 2024-15**SUBDIVISION**

Lot line adjustment and lot combination.

Location: 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 ten-unit apartment house.

Location: 194 Dubois Street &
197 North Miller Street

Owner: Stephen Taya Property Development, LLC

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

NEW BUSINESS**INDEX NO. 2024-18****SITE PLAN**

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

Location: 11 Hillcrest Place

Owner: Manuel Zacarias Gregorio

Applicant: Michael Henderson/
A. Hennessy Architects, P.C.