

**AGENDA  
CITY OF NEWBURGH PLANNING BOARD  
ACTIVITY CENTER  
401 WASHINGTON STREET, NEWBURGH, NY 12550  
TUESDAY, NOVEMBER 19, 2024 7:30 P.M.**

**APPROVAL OF MINUTES**

**SITE PLAN APPROVAL EXTENSION REQUESTS**

**INDEX NO. 2022-13**

**SITE PLAN**

Convert the existing building into a mixed-use residential building and construct a second mixed-use residential building on the same lot.

**Location:** 191 Washington Street  
**Owner:** 191 Washington Street LLC  
**Applicant:** Sisha Ortuzar & Erik Cooney

**OLD BUSINESS**

**INDEX NO. 2022-23**

**SUBDIVISION (FINAL PLAT APPROVAL)**

Subdivide a through lot with an existing (3) story and (2) unit residential building, into two lots, and to construct a four (4) story and three (3) unit residential building.

**Location:** 175 Liberty Street  
**Owner:** Daniela P. Nilo and Franco V. Nilo  
**Applicant:** Jonathan Moss / Berg + Moss Architects

**INDEX NO. 2024-07**

**SUBDIVISION (FINAL PLAT APPROVAL)**

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. 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. 2024-09****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. 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. 2024-17****SITE PLAN**

Construct a 2,190 square foot building expansion to an existing 3,266 square foot warehouse.

**Location:** 18 Little Britain Road

**Owner:** Albro Utilities Corporation

**Applicant:** Charles P. May

**NEW BUSINESS****INDEX NO. 2024-19****SITE PLAN**

Convert warehouse space to two tenant spaces for the purposes of personal services.

**Location:** 640 Broadway

**Owner:** Emmanuel Popa

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

**INDEX NO. 2024-20****SITE PLAN**

Construct a three story building on vacant land for the purpose of a four-family dwelling.

**Location:** 10 & 12 Overlook Place

**Owner:** 10 Overlook Realty Partners LLC

**Applicant:** Eulogio Santiago