

**AGENDA
CITY OF NEWBURGH PLANNING BOARD
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, JANUARY 21, 2025 7:30 P.M.**

APPROVAL OF MINUTES

SITE PLAN APPROVAL EXTENSION REQUESTS

INDEX NO. 2023-25

SITE PLAN

Convert a vacant four (4) story building into a mixed-use building.

Location: 123 Renwick Street

Owner: City of Newburgh

Applicant: John Waters/Dubois Street Associates

OLD BUSINESS

INDEX NO. 2024-04

SITE PLAN

SPECIAL USE PERMIT

Construct an addition to an existing manufacturing facility.

Location: 207 Lake Street

Owner: Lake Street LLC

Applicant: Steve Esposito / Engineering & Survey Properties, PC

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

INDEX NO. 2024-21

SITE PLAN

Convert a one-family dwelling to a two-family dwelling.

Location: 45 Liberty Street WH

Owner: Dajman Group, Inc.

Applicant: Matthew Sorrell/Sorrell Engineering, PLLC

INDEX NO. 2023-41**SITE PLAN**

Construct a two-story mixed-use residential building at 694 Broadway (“Lot A”) and construct a two-story mixed-use with residential building at 696 Broadway (“Lot B”)

Location: 694-696 Broadway

Owner (694 Broadway): 694 Newburgh LLC

Owner: (696 Broadway): 696 Newburgh LLC

Applicant: Zach Szabo/Engineering &
Surveying Properties, PC

INDEX NO. 2024-22**SITE PLAN**

Construct a second-story addition to an existing one-story residence for the purposes of converting the building’s use from a single-family residence to a two-family detached residence.

Location: 268 Carpenter Avenue

Owner: Rafiq Majeed

Applicant: Rafiq Majeed

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.

NEW BUSINESS**INDEX NO. 2025-01****SITE PLAN**

Convert a single-family dwelling to a mixed-use with residential building.

Location: 157 Liberty Street

Owner: 157 Liberty Street LLC

Applicant: Chris Berg/Fifth Street Architecture

INDEX NO. 2025-02**SITE PLAN**

Establish a cannabis dispensary at the street level suite of a mixed-use building.

Location: 496 Broadway

Owner: Newburgh SHG 18 LLC

Applicant: Kamran Nawaz/NNC 2, LLC

INDEX NO. 2025-03**SUBDIVISION**

Subdivide the existing lot into two parcels.

Location: 25 Benkard Avenue

Owner: Roy Lethen

Applicant: Roy Lethen

INDEX NO. 2025-04

SUBDIVISION

Two lot subdivision to an existing through lot that currently contains a three-family dwelling. The existing residential building on the western lot will remain unchanged.

Location: 162 Dubois Street

Owner: Daniel Merino

Applicant: Daniel Merino

INDEX NO. 2025-05

SITE PLAN

Construct a second three-family dwelling on the proposed easterly lot, with frontage on North Miller Street.

Location: 162 Dubois Street

Owner: Daniel Merino

Applicant: Daniel Merino