

**AGENDA
CITY OF NEWBURGH PLANNING BOARD
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, FEBRUARY 18, 2025 7:30 P.M.**

APPROVAL OF MINUTES

SITE PLAN APPROVAL EXTENSION

INDEX NO. 2022-16 **SITE PLAN**
Convert a vacant lot into a new 4-story construction (Mixed Use with Residential)
Location: 102 Broadway
Owner: 102 Broadway LLC
Applicant: Jeff Wilkinson

INDEX NO. 2023-14 **SITE PLAN**
Construction of two (2), mixed-use residential buildings (Mixed Use with Residential).
Location: 140 Montgomery Street, 146 Montgomery Street & 137 Smith Street
Owner: City of Newburgh
Applicant: Kenneth Kearney/
Kearney Realty & Development Group

OLD BUSINESS

INDEX NO. 2024-20 **SITE PLAN**
Construct a four-family dwelling on vacant land.
Location: 10 & 12 Overlook Place
Owner: 10 Overlook Realty Partners LLC
Applicant: Eulogio Santiago

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. 2023-41**SITE PLAN**

Construct a mixed-use residential building at 694 Broadway (“Lot A”) and a 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. 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**

Subdivide the existing lot into two parcels.

Location: 162 Dubois Street

Owner: Daniel Merino

Applicant: Daniel Merino

NEW BUSINESS**INDEX NO. 2025-05****SITE PLAN**

Add two dwelling units to an existing six unit apartment house.

Location: 203 Grand Street

Owner: Nutopia 203 Grand Street LLC

Applicant: Alvin Moonesar