

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

APPROVAL OF MINUTES

SITE PLAN APPROVAL EXTENSION

INDEX NO. 2024-03

SITE PLAN

Convert a vacant building into a restaurant and two-family dwelling.

Location: 196 Broadway

Owner: Maria I. Rios-Ruiz

Applicant: Maria Rios

OLD 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 PLLC

INDEX NO. 2023-43

SUBDIVISION

Subdivide the vacant parcel into eight (8) lots.

Location: 242 South William Street

Owner: RD 242 South William Street LLC

Applicant: Chris Berg, RA/Fifth Street Architecture PLLC

INDEX NO. 2023-44

SITE PLAN

Construct eight (8) buildings on subdivided lots, with each building containing three (3) residential apartment units.

Location: 242 South William Street

Owner: RD 242 South William Street LLC

Applicant: Chris Berg, RA/Fifth Street Architecture PLLC

NEW BUSINESS

INDEX NO. 2025-06

SITE PLAN

Establish an owner occupied live-work space.

Location: 255 Broadway

Owner: Mark Ellison

Applicant: Mark Ellison

INDEX NO. 2025-07

SUBDIVISION

Lot line change to accommodate construction of 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): 299 Properties LLC

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Applicant: Zach Szabo/Engineering & Surveying Properties, PC