

**AGENDA
CITY OF NEWBURGH PLANNING BOARD
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, APRIL 15, 2025 7:30 P.M.**

APPROVAL OF MINUTES

SITE PLAN APPROVAL EXTENSION

INDEX NO. 2023-02

SUBDIVISION

Subdivide property at 79 Pierces Road

Location: 79 Pierces Road

Owner: Blue Sky Distinctive Properties LLC

Applicant: David Benninger

INDEX NO. 2023-03

SITE PLAN

Construct a building on a proposed subdivided lot.

Location: 79 Pierces Road

Owner: Blue Sky Distinctive Properties LLC

Applicant: David Benninger

INDEX NO. 2023-04

SPECIAL USE PERMIT

Construct a building on a proposed subdivided lot.

Location: 79 Pierces Road

Owner: Blue Sky Distinctive Properties LLC

Applicant: David Benninger

SITE PLAN AMENDMENT

INDEX NO. 2021-15

SITE PLAN

Convert the existing vacant buildings into a boutique hotel with accessory spa & gym facilities, a restaurant, hospitality academy, bars and catering halls (Hotel).

Location: 48, 54 and 62 Grand Street

Owner: Grand Street Newburgh Property Co., LLC

Applicant: Sims Foster

OLD BUSINESS

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

Owner: (696 Broadway): 299 Properties LLC

Applicant: Zach Szabo/Engineering & Surveying Properties, PC

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): 299 Properties LLC

Owner: (696 Broadway): 299 Properties LLC

Applicant: Zach Szabo/Engineering & Surveying Properties, PC

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. 2023-28

SITE PLAN

Construct one (1) 9-unit apartment house building.

Location: 133 North Miller Street

Owner: 133 North Miller Realty Partners LLC

Applicant: Eulogio Santiago

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. 2021-19

SITE PLAN

Construct a new multi-story residential building for use as a Residential Care Facility.

Owner (17 Johnston): City of Newburgh

Owner (19 Johnston): The Newburgh Ministry

Applicant: Colin Jarvis/The Newburgh Ministry

INDEX NO. 2023-22**SPECIAL USE PERMIT**

Construct a new multi-story residential building for use as a Residential Care Facility.

Owner (17 Johnston): City of Newburgh
Owner (19 Johnston): The Newburgh Ministry
Applicant: Colin Jarvis/The Newburgh Ministry

INDEX NO. 2023-21**SUBDIVISION**

Construct a new multi-story residential building for use as a Residential Care Facility.

Owner (17 Johnston): City of Newburgh
Owner (19 Johnston): The Newburgh Ministry
Applicant: Colin Jarvis/The Newburgh Ministry

NEW BUSINESS**INDEX NO. 2025-08****SITE PLAN**

Convert an existing 2-family dwelling to a 3-family dwelling by constructing a one-story addition to the existing building

Location: 750 Broadway
Owner: Soak and Rinse LLC
Applicant: David Niemotko/David Niemotko Architect, PC

INDEX NO. 2025-09**SITE PLAN**

Convert an existing 2-family dwelling to a 3-family dwelling by constructing a one-story addition to the existing building

Location: 754 Broadway
Owner: Soak and Rinse LLC
Applicant: David Niemotko/David Niemotko Architect, PC

INDEX NO. 2025-10**SITE PLAN**

Establish a retail cannabis dispensary.

Location: 364 Broadway
Owner: 364-366 Broadway LLC
Applicant: Jaspreet Singh