

**AGENDA  
CITY OF NEWBURGH PLANNING BOARD  
ACTIVITY CENTER  
401 WASHINGTON STREET, NEWBURGH, NY 12550  
TUESDAY, MAY 20, 2025 7:30 P.M.**

**APPROVAL OF MINUTES**

**SITE PLAN APPROVAL EXTENSION**

**INDEX NO. 2023-39**

**SITE PLAN**

Construct a four (4) story mixed-use with residential building containing 12 residential apartment units and two (2) retail spaces.

**Location:** 85 Renwick Street

**Owner:** 85 Renwick Street LLC

**Applicant:** Erik Cooney

**SITE PLAN AMENDMENT**

**INDEX NO. 2022-13**

**SITE PLAN**

Convert the existing building into a mixed-use residential building. Construct a new four-story 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. 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

**INDEX NO. 2025-05**                      **SITE PLAN**  
Add two dwelling units to an existing six unit apartment house.  
**Location:**     203 Grand Street  
**Owner:**         Nutoxia 203 Grand Street LLC  
**Applicant:**     Alvin Moonesar

**INDEX NO. 2024-19**                      **SITE PLAN**  
Convert warehouse space to two commercial tenant spaces.  
**Location:**     640 Broadway  
**Owner:**         Emmanuel Popa  
**Applicant:**     Michael Henderson/A.Hennessy Architects, P.C.

**INDEX NO. 2024-18**                      **SITE PLAN**  
Convert a two-family dwelling to a three-family dwelling.  
**Location:**     11 Hillcrest Place  
**Owner:**         Manuel Zacarias Gregorio  
**Applicant:**     Michael Henderson/ A.Hennessy Architects, P.C

**INDEX NO. 2021-19**                      **SITE PLAN**  
Construct a new 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**  
Operate a new 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**  
Change a lot line between two parcels of property.  
**Owner (17 Johnston):**     City of Newburgh  
**Owner (19 Johnston):**     The Newburgh Ministry  
**Applicant:**                     Colin Jarvis/The Newburgh Ministry

**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. 2025-12**

#### **SITE PLAN**

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

**Location:** 203 Robinson Avenue

**Owner:** Edgar R. Chacha

**Applicant:** Alvin Moonesar/Newburgh on the Hudson LLC

### **INDEX NO. 2025-13**

#### **SUBDIVISION**

Subdivide a vacant parcel into five lots and construct single family townhouses on each lot.

**Location:** Robinson Avenue SBL: 3-9-24.21

**Owner:** Ebenezer Baptist Church

**Applicant:** Tim Dexter -Dexter Development & Renovations, LLC

### **INDEX NO. 2025-14**

#### **SITE PLAN**

Establish a restaurant on the first floor of the existing building.

**Location:** 228 Washington Street

**Owner:** Suzanne Group LLC

**Applicant:** Shenny Cardona