

**PLANNING BOARD MEETING**

The monthly meeting of the City of Newburgh Planning Board was held on Tuesday, May 20, 2025 at 7:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present: Alicia Ware, Acting Chairperson  
Murray Cox  
Weaver Debe  
Daryl Kranec  
Charles Robison  
Duane Ware

Also Present: Chad Wade, Assistant City Engineer  
Allison Spinelli, Assistant City Engineer  
Jonathan Midler, City Planner  
Jeremy Kaufman, Assistant Corporation Counsel  
J.K. Gentile, Secretary

Absent: Lisa Daily, Chairperson  
David Lopez  
Rashidah Green-Sherman

The Chairperson called the meeting to order at 7:35 p.m. after confirming a quorum.

**APPROVAL OF MINUTES**

**Minutes of the April 2025 Meeting**

Duane Ware moved to approve the April 15, 2025 minutes as submitted.  
Weaver Debe seconded the motion.  
The motion passed unanimously via roll call vote.

**SITE PLAN APPROVAL EXTENSION REQUESTS**

**Index No. 2023-39**

**Applicant:** Erik Cooney  
**Owner:** 85 Renwick Street LLC  
**Location:** 85 Renwick Street

**SITE PLAN** application to construct a four (4) story mixed-use with residential building containing 12 residential apartment units and two (2) retail spaces.

Sisha Ortuzar and Chris Berg appeared before the Board.

The applicant requested a one-year extension of its Site Plan approval application.

The Assistant Corporation Counsel said the applicant received its original site plan approval in May 2024 and presents now for a one-year extension request.

The Planning Board found that no significant changes to the City of Newburgh Master Plan or City Code have occurred since the issuance of the original approval.

Weaver Debe moved to approve a one-year extension of the Site Plan approval.  
Duane Ware seconded the motion.  
The motion passed unanimously via roll-call vote.

### **SITE PLAN AMENDMENT**

#### **Index No. 2022-13**

**Applicant:** Sisha Ortuzar & Erik Cooney  
**Owner:** 191 Washington Street LLC  
**Location:** 191 Washington Street

**SITE PLAN** application to convert the existing building into a mixed-use residential building and construct two, new four-story second mixed-use residential buildings on the same lot.

The Comment Letter from the City Engineer was made a matter of record.

Sisha Ortuzar and Chris Berg appeared before the Board.

Mr. Ortuzar gave a brief overview of the proposed project and an overview of the proposed amendment to the site plan. He said the two new buildings have been reduced from five stories to four stories and the underground parking lot has been eliminated.

Mr. Berg said the building's footprint and the total number of units have not changed.

#### **DISCUSSION BY THE BOARD**

The City Planner said SEQRA would not be required to be reopened and requested that the planting proposal be added to the amended site plan.

The Assistant City Engineer reviewed his comment letter. He said the design of the ADA compliant curb ramps at the southwest intersection of the site may be affected by the final design driveway apron and the intersections spot elevations shall be confirmed. He requested the re-submission of a full site plan, the addition of the streetscape design to the site plan and drawing clean up.

Mr. Berg said the two ADA parking spaces have been removed and that he will reinstate that detail on the site plan.

Mr. Robison asked to confirm that the underground parking has been removed, all parking will be on the street and that there will be bicycle racks for the commercial spaces.

Mr. Berg confirmed.

The applicant requested a table of its application to the next meeting.

### **OLD BUSINESS**

#### **Index No. 2023-43**

**Applicant:** Chris Berg, RA/Fifth Street Architecture PLLC  
**Owner:** RD 242 South William Street LLC  
**Location:** 242 South William Street

**SUBDIVISION** application to subdivide the vacant parcel into eight (8) lots.

#### **Index No. 2023-44**

**Applicant:** Chris Berg, RA/Fifth Street Architecture PLLC  
**Owner:** RD 242 South William Street LLC  
**Location:** 242 South William Street

**SITE PLAN** application to construct eight (8) buildings on subdivided lots, with each building containing three (3) residential apartment units.

The Comment Letters from the City Engineer and City Planner and correspondence from the Orange County Department of Health were made a matter of record.

Michael Morgante and Chris Berg appeared before the Board.

Mr. Morgante gave an overview of proposed subdivision, and the updates made to the site plan since the March 2025 meeting.

### **DISCUSSION BY THE BOARD**

The City Planner reviewed his comment letter. He asked the Board to review the 8 bicycle racks proposed.

The Assistant City Engineer reviewed her comment letter. She said most of the preliminary subdivision and site plan details had been satisfied and any outstanding details are technical in

nature. She asked that the Board review the proposed number of bicycle racks, planting plan, and lighting plan.

Duane Ware moved to declare the Planning Board as Lead Agency under SEQRA.

Weaver Debe seconded the motion.

The motion passed unanimously via roll-call vote.

Duane Ware moved to issue a negative declaration under SEQRA.

Weaver Debe seconded the motion.

The motion passed unanimously via roll-call vote.

Weaver Debe moved to issue the preliminary plat approval for the proposed subdivision, subject to outstanding City Engineer and City Planner comments.

Murray Cox seconded the motion.

The motion passed unanimously via roll-call vote.

Weaver Debe moved to issue a Site Plan approval as submitted, subject to outstanding City Engineer and City Planner comments, and to receipt of area variance approvals from the City's Zoning Board of Appeals.

Darly Kranec seconded the motion.

The motion passed unanimously via roll-call vote.

### **Index No. 2025-05**

**Applicant:** Alvin Moonesar

**Owner:** Nutopia 203 Grand Street LLC

**Location:** 203 Grand Street

**SITE PLAN** application to add two dwelling units to an existing six unit apartment house

The Comment Letters from the City Engineer and City Planner and GML §239 response was made a matter of record.

Alvin Moonesar and Austin Moonesar appeared before the Board.

Alvin Moonesar gave an overview of the updates made to the plan since the February 2025 meeting.

### **DISCUSSION BY THE BOARD**

Mr. Robison asked if the existing bluestone sidewalk would be removed to accommodate tree plantings.

The Assistant City Engineer said the property is located in the combined sewer system and the tree planting assists in controlling stormwater run-off.

The City Planner reviewed his comment letter. He asked that the planting plan be confirmed. He said the Conservation Advisory Council (CAC) review is pending.

The Assistant City Engineer reviewed his comment letter. He asked the Board to review the streetscape standards.

The Assistant Corporation Counsel asked that the applicant update the plan set to include the streetscape details and arrange to present at the next CAC meeting.

The applicant requested a table of its application to the next meeting.

### **Index No. 2024-19**

**Applicant:** Michael Henderson/A.Hennessy Architects, P.C.

**Owner:** Emmanuel Popa

**Location:** 640 Broadway

**SITE PLAN** application to convert warehouse space to two tenant spaces for the purposes of personal services.

The Comment Letters from the City Engineer and City Planner and GPI Floodplain Review comment letter was made a matter of record.

Michael Henderson and Alberto Camacho appeared before the Board.

Mr. Henderson gave an overview of the updates made to the site plan since the last meeting.

### **DISCUSSION BY THE BOARD**

The City Planner reviewed his comment letter.

The Assistant City Engineer reviewed his comment letter.

The Assistant Corporation Counsel said outstanding floodplain review comments and traffic flow details need to be addressed before moving towards a vote on the application.

The Acting Chairperson asked for a summary of the proposed traffic flow.

Mr. Henderson said five employee parking spaces will be located at the southwest portion of the property. He said one entrance will be located in the middle of the property that will loop around and exit out to Broadway.

The Assistant City Engineer said the entire site has a drop curb. He said the applicant implemented two specific locations for one way circulation in and out of the property.

The applicant requested a table of its application to the next meeting.

**Index No. 2024-18**

**Applicant:** Michael Henderson/A.Hennessy Architects, P.C.  
**Owner:** Manuel Zacarias Gregorio  
**Location:** 11 Hillcrest Place

**SITE PLAN** application to convert a two-family dwelling to a three-family dwelling.

The Comment Letters from the City Engineer and City Planner were made a matter of record.

Michael Henderson appeared before the Board and gave an overview of the proposed project and updates made to the plan since the November 2024 meeting.

**DISCUSSION BY THE BOARD**

The City Planner reviewed his comment letter.

The Assistant City Engineer reviewed her comment letter.

The applicant requested a table of its application to the next meeting.

**Index No. 2021-19**

**Applicant:** Colin Jarvis  
**Owner (17 Johnston):** City of Newburgh  
**Owner (19 Johnston):** The Newburgh Ministry  
**Location:** 17 & 19 Johnston Street

**SITE PLAN** application to construct a new multi-story building for use as a Residential Care Facility.

**Index No. 2023-21**

**Applicant:** Colin Jarvis  
**Owner (17 Johnston):** City of Newburgh  
**Owner (19 Johnston):** The Newburgh Ministry  
**Location:** 17 & 19 Johnston Street

**SUBDIVISION** application to shift the lot line between two (2) parcels of property.

**Index No. 2023-22**

**Applicant:** Colin Jarvis  
**Owner (17 Johnston):** City of Newburgh  
**Owner (19 Johnston):** The Newburgh Ministry  
**Location:** 17 & 19 Johnston Street

**SPECIAL USE PERMIT** application to construct a new multi-story residential building for use as a Residential Care Facility.

The Comment Letters from the City Engineer and City Planner were made a matter of record.

Shawn Curran, Don Petruncola, John Furst, Esq. and James Arrabito, Esq. appeared before the Board.

Mr. Curran gave an overview of the updates made to the site plan since the last meeting.

Mr. Petruncola said a review by the Architectural Review Commission is pending.

Mr. Debe asked if the planting plan incorporates the existing tree on site.

Mr. Petruncola said the existing tree would be removed and replaced.

Mr. Debe asked if the grass area would remain.

Mr. Curran confirmed.

#### DISCUSSION BY THE BOARD

The City Planner reviewed his comment letter. He asked the Board to review the minimum off-street parking spaces requirement for the Residential Care Facility and decide whether zero off-street parking spaces are appropriate.

The Assistant City Engineer reviewed his comment letter.

#### **For Index No. 2023-21**

Duane Ware moved to issue the preliminary plat approval for the proposed subdivision.

Charles Robison seconded the motion.

The motion passed unanimously via roll-call vote.

#### **For Index No. 2023-22**

Weaver Debe moved to approve the Special Use Permit for one year and zero off-street parking spaces.

Charles Robison seconded the motion.

The motion passed unanimously via roll-call vote.

**For Index No. 2021-19**

Duane Ware moved to accept the Site Plan as submitted, subject to outstanding City Engineer and City Planner comments.

Weaver Debe seconded the motion.

The motion passed unanimously via roll-call vote.

**Index No. 2025-04**

**Applicant:** Daniel Merino  
**Owner:** Daniel Merino  
**Location:** 162 Dubois Street

**SUBDIVISION** application to subdivide the existing lot into two parcels.

The Comment Letters from the City Engineer and City Planner and GML §239 response was made a matter of record.

Jonathan Millen appeared before the Board gave an overview of the updates made to the plan since the January 2025 meeting.

**DISCUSSION BY THE BOARD**

The City Planner reviewed his comment letter.

The Assistant City Engineer reviewed her comment letter.

The Assistant City Engineer reviewed her comment letter. In addition to the outstanding comments, she requested submission of the topography on site, a separate and signed survey, location of the nearest catch basin, and location of the sewer lateral for Lot B. She recommended the submission of a FOIL request to obtain water and sewer data.

The applicant requested a table of its application and to be placed on the next available Planning Board workshop to address outstanding comments.

**NEW BUSINESS**

**Index No. 2025-12**

**Applicant:** Alvin Moonesar/Newburgh on the Hudson LLC  
**Owner:** Edgar R. Chacha  
**Location:** 203 Robinson Avenue

**SITE PLAN** application to convert a two-family dwelling to a three-family dwelling.

The Comment Letters from the City Engineer and City Planner were made a matter of record.

Alvin Moonesar and Austin Moonesar appeared before the Board.

Alvin Moonesar gave an overview of the proposed project.

#### DISCUSSION BY THE BOARD

The City Planner reviewed his comment letter. He said the proposal is subject to GML §239 review due to its vicinity to a state road. He requested submission of a streetscape plan, a landscaping plan and parking area screening plan.

The Assistant City Engineer reviewed her comment letter. She asked that the total acreage on the site plan and Short Environmental Form be revised to reflect only 203 Robinson Avenue, Tax Lot 6. She requested submission of the deed, a separate, signed and sealed survey, an erosion and sediment control plan, a landscaping plan, and a lighting plan. She requested site plan details for the fences and gates, sidewalk, curb, and driveway, and the landscape buffers along the rear, side and front property lines.

She asked to confirm if the proposal is for a three-family or a four-family as the site plan bulk table indicates a four family.

Alvin Moonesar said the proposal is for a three-family dwelling.

Mr. Debe requested additional lighting at the corner and along Gidney Avenue in consideration of pedestrian traffic, especially at night.

Ms. Ware requested the installation of a fence other than the proposed chain link and to pay special attention to the landscaping plan as this property is located on a highly visible corner.

Charles Robison moved to waive a public hearing.

Weaver Debe seconded the motion.

The motion passed unanimously via roll-call vote.

The applicant requested a table of its application to the next meeting.

#### **Index No. 2025-13**

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

**Owner:** Ebenezer Baptist Church

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

**SUBDIVISION** application to subdivide a vacant parcel into five lots and construct single family townhouses on each lot

The Comment Letters from the City Engineer and City Planner were made a matter of record.

Michael Morgante and Chris Berg appeared before the Board.

Mr. Morgante gave an overview of the proposed project.

Mr. Robison asked if the entrances would be accessed from the rear of the building where parking is proposed.

Mr. Berg said each unit will have a front entrance facing Robinson Avenue but anticipate most tenants will access their units from the back parking area.

#### DISCUSSION BY THE BOARD

The City Planner reviewed his comment letter. He said Orange County Department of Health review, referral to the State Historic Preservation Office and referral to the NYS Department of Environment Conservation is required.

The Assistant City Engineer reviewed his comment letter. He said the existing curbs and sidewalks are in good condition and does not recommend improvements unless otherwise noted by the Board. He requested a photometric plan for the parking area and location of all the utilities.

The Assistant Corporation Counsel referred to City Code Section 266 as the operative code provision for subdivision approval. He asked the applicant whether he would waive the requirement that the Planning Board take action on the preliminary plat within 62 days of application submission. He recommended a coordinated review for SEQRA because the applicant was applying for funding through the New York State Department of Homes and Community Renewal.

The applicant waived the 62-day requirement.

The Assistant Corporation Counsel said there is a mandatory public hearing and a mandatory referral to the Orange County Department of Health for the subdivision application, and a potential review by the Orange County Department of Planning if the City Planning Board wished to refer.

Weaver Debe moved to declare the Planning Board's intent to be Lead Agency under SEQRA. Charles Robison seconded the motion.

The motion passed unanimously via roll-call vote.

Duane Ware moved to waive referral to the Orange County Department of Planning.

Murray Cox seconded the motion.

The motion passed unanimously via roll-call vote.

The applicant requested a table of its application to the next meeting.

**Index No. 2025-14**

**Applicant:** Shenny Cordona  
**Owner:** Suzanne Group LLC  
**Location:** 228 Washington Street

**SITE PLAN** application to establish a restaurant on the first floor of the existing building.

Shenny Cordona and Robert Cinque appeared before the Board.

Mr. Cinque gave an overview of the proposed project. He said there are no proposed changes to the building footprint.

**DISCUSSION BY THE BOARD**

The Assistant City Engineer recommended a waiver of site plan requirements.

Mr. Debe asked to describe the plan for signage.

Mr. Cinque said a Building Code compliant sign that would be anchored into the sign band of the building.

Charles Robison moved to waive a public hearing.  
Weaver Debe seconded the motion.  
The motion passed unanimously via roll-call vote.

Duane Ware moved to issue a Type II declaration under SEQRA.  
Daryl Kranec seconded the motion.  
The motion passed unanimously via roll-call vote.

Murray Cox moved to waive the site plan requirements and approve the application as submitted, subject to Zoning Board of Appeals approval and Building Code-compliant signage that would be anchored into the sign band of the building.  
Weaver Debe seconded the motion.  
The motion passed unanimously via roll-call vote.

With no further business to discuss, the meeting adjourned at 10:05 p.m.

Respectfully submitted:  
J.K. Gentile, Secretary