

**AGENDA**  
**CITY OF NEWBURGH PLANNING BOARD**  
**HERITAGE CENTER**  
**123 GRAND STREET, NEWBURGH, NY 12550**  
**TUESDAY, JUNE 17, 2025 7:30 P.M.**

**APPROVAL OF MINUTES**

**SITE PLAN APPROVAL EXTENSION**

**INDEX NO. 2023-42**

**SITE PLAN**

Construct a mixed-use with residential building on vacant land with 143 residential apartment units and six (6) retail spaces.

**Location:** 50, 50 1/2, 52, & 54 Liberty Street

**Owner:** Mid-Hudson Film, LLC

**Applicant:** Andrew Schrijver

**SITE PLAN AMENDMENT**

**INDEX NO. 2023-25**

**SITE PLAN**

Convert a vacant four (4) story building into a mixed-use building.

**Location:** 123 Renwick Street

**Owner:** City of Newburgh

**Applicant:** John Waters/Dubois Street Associates

**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. 2025-03**

**SUBDIVISION**

Subdivide the existing lot into two parcels.

**Location:** 25 Benkard Avenue

**Owner:** Roy Lethen

**Applicant:** Roy Lethen

**INDEX NO. 2023-28****SITE PLAN**

Construct one (1) 6-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. 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