

**CITY OF NEWBURGH
PLANNING BOARD**

123 Grand Street, Newburgh, N.Y. 12550

**Lisa Daily, Chairperson
J.K. Gentile, Secretary**

Phone: (845) 569-7383

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

APPROVAL OF MINUTES

PERMIT EXTENSION REQUESTS

INDEX NO. 2013-07

SPECIAL USE PERMIT

Use as an automobile gas station.

Location: 405 Broadway

Owner: Vishal Enterprises of Grand Street, LLC

Applicant: Jonathan Cella

INDEX NO. 2023-27

SPECIAL USE PERMIT

Convert a single-family residence to a bed and breakfast.

Location: 158 Montgomery Street

Owner: Seymour B LLC

Applicant: Chris Berg/Berg + Moss Architects, PC

INDEX NO. 2024-13

SPECIAL USE PERMIT

Expansion of use to the existing bar and cabaret

Location: 128 South Robinson Avenue

Owner: 128 Robinson Avenue, LLC

Applicant: Nicole McCutcheon

INDEX NO. 2024-07

SPECIAL USE PERMIT

Use as a Residential Care Facility on Lot B.

Location: 69 William Street

Owner: Safe William Street Partners LLC

Applicant: Lisa Silverstone/
Safe Harbors of the Hudson, Inc.

SITE PLAN APPROVAL EXTENSION

INDEX NO. 2024-07

SITE PLAN

Create a 3-family residential dwelling on subdivided Lot A; construct a Residential Care Facility on Lot B; and establish an Apartment House (6 units) on Lot C.

Location: 69 William Street

Owner: Safe William Street Partners LLC

Applicant: Lisa Silverstone/
Safe Harbors of the Hudson, Inc.

OLD BUSINESS

INDEX NO. 2025-05

SITE PLAN

Add two dwelling units to an existing six-unit apartment house.

Location: 203 Grand Street

Owner: Nutopia 203 Grand Street LLC

Applicant: Alvin Moonesar

INDEX NO. 2024-12

SITE PLAN

Construct a mixed-use building with 21 apartment units and two retail spaces.

Location: 60 William Street

Owner: 60 William St. LLC

Applicant: Chris Berg / Fifth Street Architecture, PLLC

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

NEW BUSINESS

INDEX NO. 2025-15

SUBDIVISION

Demolish the single-family dwelling on-site and subdivide the tax parcel into two lots

Location: 330 First Street

Owner: 48 Hasbrouck LLC

Applicant: Chris Berg / Fifth Street Architecture, PLLC

INDEX NO. 2025-15

SITE PLAN

Construct two, three-family buildings on a subdivided lot.

Location: 330 First Street

Owner: 48 Hasbrouck LLC

Applicant: Chris Berg / Fifth Street Architecture, PLLC