

**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
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, AUGUST 19, 2025 7:30 P.M.**

APPROVAL OF MINUTES

SITE PLAN APPROVAL EXTENSION

INDEX NO. 2019-11

SITE PLAN AMENDMENT

Amendment to January 2020 approval

Location: 639 Broadway

Owner: Newburgh Commercial Development Corp.

Applicant: Phil Bell, P.E.

INDEX NO. 2024-11

SITE PLAN

Convert the existing one-family dwelling to a three-family dwelling.

Location: 506 Liberty Street

Owner: John Schmidt

Applicant: Chris Berg / Fifth Street Architecture, PLLC

OLD BUSINESS

INDEX NO. 2023-28

SITE PLAN

Construct a 6-unit apartment house building.

Location: 133 North Miller Street

Owner: 133 North Miller Realty Partners LLC

Applicant: Eulogio Santiago

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. 2025-16

SITE PLAN

Construct a three-family building on each subdivided lot.

Location: 330 First Street

Owner: 48 Hasbrouck LLC

Applicant: Chris Berg / Fifth Street Architecture, PLLC

NEW BUSINESS

INDEX NO. 2025-17

SITE PLAN

Convert a one-family residential dwelling to a three-family residential dwelling by constructing a 3-story and 1,462 square foot addition to the rear of the existing building. In addition, construct a 672 square foot detached garage in the rear yard of the lot.

Location: 15 Hasbrouck Street

Owner: Gabriel Gualpa

Applicant: Chris Berg / Fifth Street Architecture, PLLC

INDEX NO. 2025-18

SITE PLAN

Establish a sports bar (Restaurant) for the entirety of the two attached buildings.

Location: 117-129 Washington Terrace

Owner: Nikadam Properties LLC

Applicant: Zaneta Vopatova/Pastelitos,LLC