

**AGENDA  
CITY OF NEWBURGH PLANNING BOARD  
ACTIVITY CENTER  
401 WASHINGTON STREET, NEWBURGH, NY 12550  
TUESDAY, SEPTEMBER 16, 2025 7:30 P.M.**

**APPROVAL OF MINUTES**

**PERMIT EXTENSION REQUESTS**

**INDEX NO. 2023-24**

**SPECIAL USE PERMIT**

Convert the basement space of a church to a day care.

**Location:** 119 South Street

**Owner:** Living in Jesus Ministry Inc.

**Applicant:** Sabrina Sargent

**SITE PLAN APPROVAL EXTENSION**

**INDEX NO. 2024-05**

**SITE PLAN**

Construct two (2) warehouses on vacant land.

**Location:** 70 Scobie Drive  
(f/k/a 69-70 Williamsburg Drive & Pierces Road)

**Owner:** 375 Hasbrouck LLC

**Applicant:** John Falvella

**INDEX NO. 2024-15**

**SUBDIVISION**

Lot line adjustment and lot combination.

**Location:** 194 Dubois Street &  
197 North Miller Street

**Owner:** Stephen Taya Property Development, LLC

**Applicant:** Nathaniel Gooden/Caesar Engineering, D.P.C.

**INDEX NO. 2024-10**

**SITE PLAN**

Construct a three-story and ten-unit apartment house.

**Location:** 194 Dubois Street &  
197 North Miller Street

**Owner:** Stephen Taya Property Development, LLC

**Applicant:** Nathaniel Gooden/Caesar Engineering, D.P.C.

## OLD BUSINESS

**INDEX NO. 2025-07**

**SUBDIVISION**

Lot line change to accommodate construction of a mixed-use residential building at 694 Broadway (“Lot A”) and a mixed-use with residential building at 696 Broadway (“Lot B”)

**Location:** 694-696 Broadway

**Owner: (694 Broadway):** 299 Properties LLC

**Owner: (696 Broadway):** 299 Properties LLC

**Applicant:** Zach Szabo/Engineering & Surveying Properties, PC

**INDEX NO. 2023-41**

**SITE PLAN**

Construct a two-story mixed-use residential building at 694 Broadway (“Lot A”) and construct a two-story mixed-use with residential building at 696 Broadway (“Lot B”)

**Location:** 694-696 Broadway

**Owner: (694 Broadway):** 299 Properties LLC

**Owner: (696 Broadway):** 299 Properties LLC

**Applicant:** Zach Szabo/Engineering & Surveying Properties, PC

**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. 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. 2025-04**

**SUBDIVISION**

Subdivide the existing lot into two parcels.

**Location:** 162 Dubois Street

**Owner:** Daniel Merino

**Applicant:** Daniel Merino

**INDEX NO. 2025-18**

**SITE PLAN**

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

**Location:** 117-129 Washington Terrace

**Owner:** Nikadam Properties LLC

**Applicant:** Zaneta Vopatova/Pastelitos, LLC

**NEW BUSINESS**

**INDEX NO. 2025-19**

**SITE PLAN**

Demolish an existing professional office building, expand a church by constructing a new building and establish a child day care.

**Location:** 304-310 Fullerton Avenue

**Owner:** Iglesia De Dios Fuente De Vida Eterna, Inc.

**Applicant:** Juan Reyes

**INDEX NO. 2025-19**

**SPECIAL USE PERMIT**

Establish a child day care.

**Location:** 304-310 Fullerton Avenue

**Owner:** Iglesia De Dios Fuente De Vida Eterna, Inc.

**Applicant:** Juan Reyes