

**AGENDA**  
**CITY OF NEWBURGH PLANNING BOARD**  
**ACTIVITY CENTER**  
**401 WASHINGTON STREET, NEWBURGH, NY 12550**  
**TUESDAY, MARCH 21, 2023**  
**7:30 P.M.**

**APPROVAL OF MINUTES**

**OLD BUSINESS**

- INDEX NO. 2021-18**     **SITE PLAN**  
Construct a new warehouse  
**Location:**            700-768 South Street  
**Owner:**                Atkemix Thirty-Seven Inc.  
**Applicant:**            Brian Sekel/National Builders South
- INDEX NO. 2022-08**     **SITE PLAN**  
Convert the existing building into repurposed offices, a theatre and residential units  
**Location:**            60 Dubois Street  
**Owner:**                Nutopia 60 Dubois LLC  
**Applicant:**            Michael H. Mamiye/  
                                 Nutopia Development Group
- INDEX NO. 2022-08**     **SUBDIVISION & SITE PLAN**  
Construct a new three-family dwelling on a vacant lot.  
**Location:**            288 South William Street  
**Owner:**                Manuel Zacarias-Gregorio  
**Applicant:**            Manuel Zacarias-Gregorio
- INDEX NO. 2023-02**     **SUBDIVISION**  
Subdivide property at 79 Pierces Road  
**Location:**            79 Pierces Road  
**Owner:**                Blue Sky Distinctive Properties LLC  
**Applicant:**            David Benninger

