

**AGENDA**  
**CITY OF NEWBURGH PLANNING BOARD**  
**ACTIVITY CENTER**  
**401 WASHINGTON STREET, NEWBURGH, NY 12550**  
**TUESDAY, APRIL 18, 2023**  
**7:30 P.M.**

**APPROVAL OF MINUTES**

**OLD BUSINESS**

- INDEX NO. 2022-12**     **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. 2021-19**     **SITE PLAN**  
Construct a new multi-story residential building.  
**Owner (17 Johnston):** City of Newburgh  
**Owner (19 Johnston):** Newburgh Ministry  
**Applicant:**             Colin Jarvis
- INDEX NO. 2023-02**     **SUBDIVISION**  
Subdivide property at 79 Pierces Road  
**Location:**             79 Pierces Road  
**Owner:**                 Blue Sky Distinctive Properties LLC  
**Applicant:**             David Benninger
- INDEX NO. 2023-03**     **SITE PLAN**  
Construct a building on a proposed subdivided lot.  
**Location:**             79 Pierces Road  
**Owner:**                 Blue Sky Distinctive Properties LLC  
**Applicant:**             David Benninger



- INDEX NO. 2023-14**     **SITE PLAN**  
Construct two (2) mixed use residential buildings, both with retail on the street level (Mixed Use with Residential). Building 1 will contain 45 residential units and Building 2 will contain 73 residential units (Apartment House).  
**Location:**            140 Montgomery Street  
**Owner:**                City of Newburgh  
**Applicant:**            Kenneth Kearney/  
                                  Kearney Realty & Development Group
- INDEX NO. 2023-10**     **SITE PLAN**  
Change the use of the first floor from Commercial/Warehouse to a Restaurant  
**Location:**            33 South Robinson Avenue  
**Owner:**                Fracasse Realty, LLC  
**Applicant:**            Alec Klee Galli, Architect
- INDEX NO. 2023-11**     **SITE PLAN**  
Convert the single family residence into an owner-occupied three-story bed and breakfast.  
**Location:**            2 Bay View Terrace  
**Owner:**                Konranbloom LLC  
**Applicant:**            Chris Berg/Berg + Moss Architects, PC
- INDEX NO. 2023-13**     **SPECIAL USE PERMIT**  
Convert the single family residence into an owner-occupied three-story bed and breakfast.  
**Location:**            2 Bay View Terrace  
**Owner:**                Konranbloom LLC  
**Applicant:**            Chris Berg/Berg + Moss Architects, PC
- INDEX NO. 2023-12**     **SITE PLAN**  
Convert a mercantile space within an existing mixed-use with residential building into a deli.  
**Location:**            172 Dubois Street  
**Owner:**                XP, LLC  
**Applicant:**            Will Cappelletti

**INDEX NO. 2023-15**

**SITE PLAN**

Convert a one (1) family dwelling into a four (4) family dwelling and convert the ground floor restaurant use (Restaurant) into a salon use (Personal Use).

**Location:** 199 Chambers Street

**Owner:** Eldz Property LLC

**Applicant:** Eldz Property LLC

**INDEX NO. 2023-16**

**SITE PLAN**

Convert the three (3) family residential dwelling into four (4) family residential dwelling.

**Location:** 207 Liberty Street

**Owner:** Cian Hamill and Mian Ye

**Applicant:** Cian Hamill and Mian Ye