

**AGENDA
CITY OF NEWBURGH PLANNING BOARD
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, MAY 16, 2023
7:30 P.M.**

APPROVAL OF MINUTES

OLD BUSINESS

- INDEX NO. 2022-01** **SUBDIVISION & SITE PLAN**
Review of approved plans to construct 4 single-family townhouses.
Location: 511 South Street
Owner: City of Newburgh
Applicant: Habitat for Humanity
 of Greater Newburgh
- INDEX NO. 2023-05** **SITE PLAN**
Convert a single family dwelling into three (3) units.
Location: 420 Grand Street
Owner: 420 Grand, LLC
Applicant: Eli Vaknin
 Fidelity Real Estate Management
- 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. 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. 2022-05 **SUBDIVISION**
Combine existing lot with a vacant lot and subdivide to create two lots with a three-family structure on each.
Location: 449 First Street
Owner: Hudson Visionary Development, LLC
Applicant: Hudson Visionary Development, LLC

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. 2023-02 **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. 2023-04 **SPECIAL USE PERMIT**
Create an Automobile Service/Repair and Storage Yard on a proposed subdivided lot.
Location: 79 Pierces Road
Owner: Blue Sky Distinctive Properties LLC
Applicant: David Benninger

NEW BUSINESS

INDEX NO. 2023-17 **SITE PLAN**
Construct an addition to the second floor of the existing garage.
Location: 249 Grand Street
Owner: Benjamin Tilton and Celine Tilton
Applicant: Benjamin Tilton

INDEX NO. 2023-18

SITE PLAN

Convert a two (2) family dwelling into a three (3) family dwelling.

Location: 55 Liberty Street WH

Owner: Amjad Qayyem & Munal Qayyem

Applicant: Matthew D. Sorrell, PE

INDEX NO. 2023-19

SITE PLAN

Convert a single-family dwelling into a two (2) family dwelling.

Location: 99 Henry Avenue

Owner: Dajma Group, Inc.

Applicant: Matthew D. Sorrell, PE