

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

**APPROVAL OF MINUTES**

**PERMIT EXTENSION REQUESTS**

**INDEX NO. 2013-07      SPECIAL USE PERMIT**  
Use as an automobile gas station.  
**Location:** 405 Broadway  
**Owner:** Vishal Enterprises of Grand Street, LLC  
**Applicant:** Jonathan Cella

**OLD BUSINESS**

**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. 2021-19      SITE PLAN**  
Construct a new multi-story residential building for use as a Residential Care Facility.  
**Owner (17 Johnston):** City of Newburgh  
**Owner (19 Johnston):** The Newburgh Ministry  
**Applicant:** Colin Jarvis/  
The Newburgh Ministry

- INDEX NO. 2023-21**      **SUBDIVISION**  
Construct a new multi-story residential building for use as a Residential Care Facility.  
**Owner (17 Johnston):** City of Newburgh  
**Owner (19 Johnston):** The Newburgh Ministry  
**Applicant:** Colin Jarvis/  
The Newburgh Ministry
- INDEX NO. 2023-22**      **SPECIAL USE PERMIT**  
Construct a new multi-story residential building for use as a Residential Care Facility.  
**Owner (17 Johnston):** City of Newburgh  
**Owner (19 Johnston):** The Newburgh Ministry  
**Applicant:** Colin Jarvis/Newburgh Ministry
- INDEX NO. 2023-23**      **SUB-DIVISION**  
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. 2022-07**      **SITE PLAN**  
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. 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. 2022-04**      **SITE PLAN AMENDMENT**  
Convert vacant building into a mixed-use site.  
**Location:** 143 Washington Street  
**Owner:** Newburgh Community Land Bank  
**Applicant:** Jonathan Powell

**INDEX NO. 2022-13**      **SITE PLAN**  
Convert the current prekindergarten facility into a commercial/residential space with 70 residential units on the vacant western lot.  
**Location:** 191 Washington Street  
**Owner:** 191 Washington Street LLC  
**Applicant:** Sisha Ortuzar & Erik Cooney

**NEW BUSINESS**

**INDEX NO. 2023-30**      **SITE PLAN**  
Convert the basement space of a church to a day care.  
**Location:** 119 South Street  
**Owner:** Living in Jesus Ministry Inc.  
**Applicant:** Sabrina Sargent

**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

**INDEX NO. 2023-25**      **SITE PLAN**  
Convert a vacant four (4) story building into a mixed-use building.  
**Location:** 123 Renwick Street  
**Owner:** City of Newburgh  
**Applicant:** John Waters/Dubois Street Associates

**INDEX NO. 2023-29**      **SPECIAL USE PERMIT**  
Convert a vacant four (4) story building into a mixed-use building.  
**Location:** 123 Renwick Street  
**Owner:** City of Newburgh  
**Applicant:** John Waters/Dubois Street Associates

**INDEX NO. 2023-26**      **SITE PLAN**  
Convert a single-family residence to a bed and breakfast.  
**Location:** 158 Montgomery Street  
**Owner:** Seymour B LLC  
**Applicant:** Chris Berg/Berg + Moss Architects, PC

