

AGENDA
CITY OF NEWBURGH PLANNING BOARD
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, JULY 19, 2022
7:30 P.M.

APPROVAL OF MINUTES

PERMIT EXTENSION REQUESTS

- INDEX NO. 2015-21** **SPECIAL USE PERMIT**
Use as a residential care facility
Location: 399 Carpenter Avenue
Owner: d/b/a as Sunrise Cottage
Applicant: Kellyann Kostyal-Larrier
- INDEX NO. 2017-31** **SPECIAL USE PERMIT**
Use as a home occupation (driving school)
Location: 10 City Terrace North
Owner: Ertha Raymond
Applicant: Ertha Raymond
- 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
- INDEX NO. 2017-08** **SPECIAL USE PERMIT**
Use of a workshop
Location: 236 S. William Street
Owner: Belfry Arts LLC
Applicant: George Ian McMahon

OLD BUSINESS

- INDEX NO. 2022-02** **SITE PLAN**
Convert existing 2-unit residence into a 3-unit residence.
Location: 271 Grand Street
Owner: 271 Grand Realty Partners LLC
Applicant: Eulogio and Felderi Santiago
- INDEX NO. 2021-18** **SITE PLAN**
Construct a Warehouse
Location: 700-768 South Street
Owner: Atkemix Thirty-Seven Inc.
Applicant: National Builders South
- INDEX NO. 2022-10** **SUBDIVISION**
Convert the single lot with one-family residence into a subdivided lot with 2 new three-family residences.
Location: 191 North Miller Street
Owner: 75 Grove LLC
Applicant: Chris Berg / Berg + Moss Architects
- INDEX NO. 2021-13** **SITE PLAN**
Develop 10 buildings and 60 apartment units.
Location: 135 Ellis Avenue
Owner: Overview Properties, LLC
Applicant: Fidelity Real Estate Management / Eli Vaknin
- INDEX NO. 2021-17** **SITE PLAN**
Convert existing building into a House of Worship and Restaurant
Location: 435 Broadway
Owner: Walker Park
Applicant: Javier Fiscal
- INDEX NO. 2022-08** **SUBDIVISION**
Construct a new three-family dwelling on a vacant lot.
Location: 288 South William Street
Owner: Manuel Zacarias-Gregorio
Applicant: Manuel Zacarias-Gregorio

NEW BUSINESS

INDEX NO. 2022-15 SITE PLAN

Convert restaurant into a billiard hall.

Location: 117-129 Washington Terrace

Owner: Nikadam Properties, LLC

Applicant: Antolin Frias

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