

**AGENDA**  
**CITY OF NEWBURGH PLANNING BOARD**  
**ACTIVITY CENTER**  
**401 WASHINGTON STREET, NEWBURGH, NY 12550**  
**TUESDAY, AUGUST 15, 2023**  
**7:30 P.M.**

**APPROVAL OF MINUTES**

**SITE PLAN APPROVAL EXTENSION**

**INDEX NO. 2020-09**     **SITE PLAN**  
Construct a four-story, mixed use with residential development.  
**Location:** 104 Washington Street  
**Owner:** 104 Washington St., LLC  
**Applicant:** Philippe Pierre

**OLD BUSINESS**

**INDEX NO. 2021-11**     **SITE PLAN AMENDMENT**  
Construct a three-family dwelling.  
**Location:** NS North Street  
**Owner:** Aaqib Majeed  
**Applicant:** Aaqib Majeed

**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. 2023-26**      **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
- INDEX NO. 2023-27**      **SPECIAL USE PERMIT**  
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
- INDEX NO. 2023-23**      **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. 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. 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

**NEW BUSINESS**

**INDEX NO. 2023-31**      **SITE PLAN**  
Construct a one (1) story shopping center with six (6) commercial spaces.  
**Location:** 118 Wisner Avenue  
**Owner:** Muar Investor Enterprise, Inc.  
**Applicant:** Sergio Murillo

**INDEX NO. 2023-33**      **SITE PLAN**  
Construct a three (3) story mixed-use residential building.  
**Location:** 72 William Street  
**Owner:** Magda Arauz  
**Applicant:** Sergio Murillo

**INDEX NO. 2023-34**      **SUBDIVISION**  
Demolish the single-family dwelling on-site; subdivide the existing lot into (2) lots; and construct two (2) three-family buildings on each lot.  
**Location:** 330 First Street  
**Owner:** 48 Hasbrouck Street  
**Applicant:** Jonathan Moss/Berg + Moss Architects, PC

**INDEX NO. 2022-35**

**SITE PLAN**

Demolish the single-family dwelling on-site; subdivide the existing lot into (2) lots; and construct two (2) three-family buildings on each lot.

**Location:** 330 First Street

**Owner:** 48 Hasbrouck Street

**Applicant:** Jonathan Moss/Berg + Moss Architects, PC