

**AGENDA  
CITY OF NEWBURGH PLANNING BOARD  
HALL OF FAME BUILDING  
401 WASHINGTON STREET, NEWBURGH, NY 12550  
TUESDAY, AUGUST 16, 2022  
7:30 P.M.**

**APPROVAL OF MINUTES**

**PERMIT EXTENSION REQUESTS**

**INDEX NO. 2021-04      SPECIAL USE PERMIT**  
Use as a Performing Arts Space (Theater/Auditorium)  
**Location:** 26 Liberty Street  
**Owner:** Bannerman Toyko Prop. LLC  
**Applicant:** Jesse Farrenkopf

**OLD BUSINESS**

**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. 2021-20      SITE PLAN**  
Convert existing building into a House of Worship.  
**Location:** 540 Gidney Avenue  
**Owner:** Tabernacle Faith Christian Fellowship Inc.  
**Applicant:** Willie Carley

**INDEX NO. 2022-08**      **SITE PLAN**  
Convert the existing building into repurposed offices, a theatre and residential units  
**Location:** 60 Dubois Street  
**Owner:** Nutopia Development Group / Michael H. Mamiye  
**Applicant:** Nutopia Development Group

**NEW BUSINESS**

**INDEX NO. 2022-16**      **SITE PLAN**  
Convert a vacant lot into a 4-story new construction (Mixed Use with Residential)  
**Location:** 102 Broadway  
**Owner:** 102 Broadway LLC  
**Applicant:** Jeff Wilkinson

**INDEX NO. 2022-17**      **SITE PLAN**  
Convert the existing two unit residential over vacant commercial use into a two unit residential over commercial spaces for overall mixed use.  
**Location:** 47 Lander Street  
**Owner:** Industrial House LLC & Monica Coronatti  
**Applicant:** Robert Fontaine

**INDEX NO. 2022-18**      **SITE PLAN**  
Convert the three-family residence into a six-family residence.  
**Location:** 31 Dubois Street  
**Owner:** Nutopia Development Group / Michael H. Mamiye  
**Applicant:** Chris Berg / Berg + Moss Architects

**INDEX NO. 2022-19**

**SITE PLAN**

Convert a vacant property into 2 ground floor commercial spaces with (4) 2<sup>nd</sup> & 3<sup>rd</sup> floor residential units (Mixed Use with Residential)

**Location:** 47-49 Liberty Street

**Owner:** 47-49 Liberty LLC

**Applicant:** Chris Berg / Berg + Moss Architects

**INDEX NO. 2022-20**

**SITE PLAN**

Suddivide a vacant lot into two parcels and construct a single three-family dwelling on each new parcel.

**Location:** 23 Hudson View Terrace

**Owner:** TiffanyMichelle Design, LLC

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