

**AGENDA
CITY OF NEWBURGH PLANNING BOARD
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, SEPTEMBER 19, 2023
7:30 P.M.**

APPROVAL OF MINUTES

OLD BUSINESS

- INDEX NO. 2023-11 SITE PLAN**
Convert the single family residence into an owner-occupied three-story bed and breakfast.
Location: 2 Bay View Terrace
Owner: Roberto B LLC
Applicant: Chris Berg/Berg + Moss Architects, PC
- INDEX NO. 2023-13 SPECIAL USE PERMIT**
Convert the single family residence into an owner-occupied three-story bed and breakfast.
Location: 2 Bay View Terrace
Owner: Roberto B LLC
Applicant: Chris Berg/Berg + Moss Architects, PC
- INDEX NO. 2021-13 SITE PLAN**
Develop 12 buildings and 72 apartment units.
Location: 135 Ellis Avenue
Owner: Overview Properties, LLC
Applicant: Fidelity Real Estate Management/Eli Vaknin

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, 146 Montgomery & 137 Smith Street
Owner: City of Newburgh
Applicant: Kenneth Kearney/
Kearney Realty & Development Group

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. 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. 2023-31** **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. 2023-36** **SITE PLAN**
Convert a one-family dwelling to a Cannabis, Retail use.
Location: 176 South Robinson Avenue
Owner: South Robinson Enterprise LLC
Applicant: Jonathan Moss/Berg + Moss Architects, PC-