

AGENDA
CITY OF NEWBURGH PLANNING BOARD
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, OCTOBER 17, 2023
7:30 P.M.

APPROVAL OF MINUTES

SITE PLAN APPROVAL EXTENSION

- INDEX NO. 2021-06** **SITE PLAN**
Construct an Apartment House.
Applicant requesting a one-year extension of the Site Plan approval.
Location: 116 Carson Avenue
Owner: Regional Economic Community Action Program, Inc.
Applicant: J.C. Calderon/Calderon Architecture & Design Studio

OLD BUSINESS

- INDEX NO. 2023-28** **SITE PLAN**
Consolidate two (2) vacant lots into one (1) lot and construct one (1) 9-unit apartment house building.
Owner (133 N. Miller): 133 North Miller Realty Partners LLC
Owner (141 N. Miller): 133 North Miller Realty Partners LLC
Applicant: Eulogio Santiago

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. 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

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

NEW BUSINESS

INDEX NO. 2023-37 **SITE PLAN**
Expand an existing auto repair facility by installing a prefab metal garage in the rear yard of the site.
Location: 533 Broadway
Owner: James J. Clark
Applicant: James J. Clark

INDEX NO. 2023-38 **SITE PLAN**
Convert the existing single-family dwelling to a three-family dwelling.
Location: 405 Grand Street
Owner: Zeqir Hakanjin
Applicant: Jonathan Moss/Berg + Moss Architects, PC

INDEX NO. 2023-39 **SITE PLAN**
Construct a four (4) story mixed-use with residential building containing twelve (12) apartments and two (2) retail spaces.
Location: 85 Renwick Street
Owner: 85 Renwick Street LLC
Applicant: Erik Cooney

INDEX NO. 2023-40 **SUBDIVISION**
Subdivision involves 694 Broadway (“Lot A”), 696 Broadway (“Lot B”) and 67 Wisner Avenue (“Lot C”). The subdivision would extend the northernmost lot lines of Lots A and B, resulting in the reduction of Lot C by 6,191 square feet.
Location: 694-696 Broadway
Owner (694 Broadway): 694 Newburgh LLC
Owner (696 Broadway): 696 Newburgh LLC
Owner (67 Wisner Avenue): Wisner & Broadway LLC
Applicant: 299 Properties, LLC