CITY OF NEWBURGH
COUNCIL MEETING AGENDA
SESION GENERAL DEL CONSEJAL
April 28, 2025
7:00 PM

Mayor/Alcaldesa

1. Moment of Silence / Momento de Silencio
2. Pledge of Allegiance / Juramento a la Alianza

City Clerk:/Secretaria de la Ciudad

3. Roll Call / Lista de Asistencia

Communications/Communicaciones

4. Approval of the minutes from the City Council meeting of April 14, 2025 / Aprovacion del Acta de la Reunion General del Consejal del 14 de abril de 2025
5. City Manager Update / Gerente de la Ciudad Pone al Dia a la Audiencia de los Planes de Cada Departamento

Presentations/Presentaciones

6. Resolution No. 92 - 2025 - Key to the City for Richard L. Bryant

   Resolution bestowing a Key to the City of Newburgh in honor of Dr. Richard L. Bryant

   Resolución que otorga una Llave de la Ciudad de Newburgh en honor al Dr. Richard L. Bryant

7. Public Hearing for the 2024 CDBG CAPER and open a 15 Day Comment Period

   There will be a public hearing on Monday, April 28, 2025, to receive comments from the public on the City of Newburgh Community Development Block Grant (CDBG) FY2024 Consolidated Annual Performance and Evaluation Report (CAPER)

   Habrá una audiencia pública el lunes 28 de abril de 2025 para recibir comentarios del público sobre el año fiscal 2024 de la Subvención en Bloque de Desarrollo Comunitario (CDBG) Informe Anual de Rendimiento y Evaluación Consolidado (CAPER) de la Ciudad de Newburgh

Comments from the public regarding agenda and general matters of City

Business/Comentarios del público con respecto a la agenda y sobre asuntos generales de la Ciudad.

Comments from the Council regarding the agenda and general matters of City Business/Comentarios del Consejo con respecto a la agenda y sobre asuntos generales de la Ciudad

City Manager's Report/ Informe del Gerente de la Ciudad

8. Resolution No. 93 - 2025 - Payment in Lieu of Paving from Central Hudson

   Resolution authorizing the acceptance of a payment in lieu of paving from Central Hudson Gas & Electric Corporation

   Resolución que autoriza la aceptación de un pago en lugar de pavimentación por parte de Central Hudson Gas & Electric Corporation

9. Resolution No. 94 - 2025 - Sewer Fund Budget Adjustment

   Resolution amending Resolution No: 249-2024, the 2025 Budget for the City of Newburgh, New York to increase the Sewer Fund expense line Construction and Major Alterations to fund emergency sewer repairs on Lutheran Street

   Resolución que enmienda la Resolución No. 249-2024, el Presupuesto 2025 para la Ciudad de Newburgh, Nueva York, para aumentar la Línea de gastos del Fondo de Alcantarillado Construcción y Alteraciones Mayores para financiar reparaciones de alcantarillado de emergencia en Lutheran Street

10. Resolution No. 95 - 2025 - 26 Pine Street - Release of Restrictive Covenants

    Resolution authorizing the execution of a Release of Restrictive Covenants and Right of Re-entry from a deed issued to Humanity of Greater Newburgh, Inc. to the premises known as 26 Pine Street (Section 7, Block 1, Lot 17)

    Resolución que autoriza la ejecución de una liberación de cláusulas restrictivas y derecho de reingreso de una escritura emitida a Humanity of Greater Newburgh, Inc. a las instalaciones conocidas como 26 Pine Street (Sección 7, Bloque 1, Lote 17)

11. Resolution No. 96 - 2025 - 63 Beacon Street - Release of Restrictive Covenants

    Resolution authorizing the execution of a Release of Restrictive Covenants and Right of Re-entry from a deed issued to Jeffry Normil to the premises known as 63 Beacon Street (Section 48, Block 6, Lot 3)

    Resolución que autoriza la ejecución de una liberación de cláusulas restrictivas y derecho de reingreso de una escritura emitida a Jeffry Normil a las instalaciones conocidas como 63 Beacon Street (Sección 48, Bloque 6, Lote 3)

12. Resolution No. 97 - 2025 - 220 Gidney Avenue - Extension of Time to Close

    Resolution authorizing the extension of time to close title on property located at 220 Gidney Avenue (Section 7, Block 9, Lot 17) sold at private sale to Jose Ruiz

    Resolución que autoriza la extensión de tiempo para cerrar el título de propiedad ubicado en 220 Gidney Avenue (Sección 7, Bloque 9, Lote 17) vendido en venta privada a José Ruiz

13. Resolution No. 98 - 2025 - Land Bank Transfer

    Resolution authorizing the transfer of real property to the Newburgh Community Land Bank, Inc. in the amount of $4.00

    Resolución que autoriza la transferencia de bienes raíces al Newburgh Community Land Bank, Inc. por un monto de $4.00

14. Resolution No. 99 - 2025 - Apply for and Accept if Awarded a Municipal Parks and Recreation Grant from OPRHP

    Resolution of the City Council authorizing the submission of a New York State Consolidated Funding Application and to accept if awarded a New York State Office of Parks, Recreation and Historic Preservation Municipal Parks and Recreation Program Grant in an amount not to exceed $1,000,000.00 with a10% City match to construct the Delano-Hitch Recreation Park “Tot-Lot” Improvements Project

    Resolución del Concejo Municipal que autoriza la presentación de una Solicitud de Financiamiento Consolidado del Estado de Nueva York y a aceptar, si se otorga, una subvención del Programa de Parques y Recreación Municipal de la Oficina de Parques, Recreación y Preservación Histórica del Estado de Nueva York en una cantidad que no exceda los $1,000,000.00 con una contrapartida del 10% de la ciudad para construir el Proyecto de mejoramiento del parque recreativo Delano-Hitch "Tot-Lot"

15. Resolution No. 100 - 2025 - Declare the City’s Intent to Act as Lead Agency for the purpose of the SEQRA for the City's Brownfield Opportunity Area Nomination for the Newburgh, NY Hillside

    Resolution of the City Council of the City of Newburgh declaring its intent to be Lead Agency under the State Environmental Quality Review Act (“SEQRA”) with respect to advancing to Step Two the Brownfield Opportunity Area Nomination for the City of Newburgh, Hillside BOA Plan, declaring the Project to a Type I Action, considering a Full Environmental Assessment Form and referring the same to the New York State Department of State and other Interested or Involved Agencies

    Resolución del Concejo Municipal de la Ciudad de Newburgh que declara

su intención de ser la agencia principal bajo la Ley Estatal de Revisión de Calidad Ambiental (SEQRA) con respecto al avance a la Segunda Etapa de la Nominación del Área de Oportunidad Brownfield para la Ciudad de Newburgh, Plan BOA de Hillside, declarando el Proyecto como una Acción Tipo I, considerando un Formulario de Evaluación Ambiental Completa y remitiendo el mismo al Departamento de Estado del Estado de Nueva York y otras agencias interesadas o involucradas

16. Resolution No. 101 - 2025 - Schedule a Public Hearing Regarding the Submission of a Request for Consideration by the Secretary of State for a determination to designate a Brownfield Opportunity Area

    Resolution scheduling a public hearing for May 12, 2025 to hear public comment with regard to advancing to Step Two the Brownfield Opportunity Area (BOA) Nomination for the City of Newburgh, NY Hillside

    Resolución que programa una audiencia pública para el 12 de mayo de 2025 para escuchar comentarios públicos sobre el avance a la Segunda Etapa de la Nominación del Área de Oportunidad Brownfield (BOA) para la Ciudad de Newburgh, NY Hillside

17. Resolution No. 102 - 2025 - Home Rule Request - S6927 / A7320 Hotel Tax Extender

    Resolution requesting the State Legislature to enact Senate Bill S6927 and Assembly Bill A7320 extending the authority of the City of Newburgh to impose a Hotel and Motel Tax

    Resolución que solicita a la Legislatura del Estado promulgar el Proyecto de Ley S6927 del Senado y el Proyecto de Ley A7320 de la Asamblea que amplían la autoridad de la Ciudad de Newburgh para imponer un Impuesto a Hoteles y Moteles

18. Resolution No. 103 - 2025 - Tax Certiorari Headache, LLC

    A resolution approving the consent judgement and authorizing the City Manager to sign such consent judgement in connection with the tax certiorari proceeding against the City of Newburgh in the Orange County Supreme Court bearing Orange County Index No. EF006047-2024 involving section 19, block 1, lot 19 (Headache, LLC)

    Una resolución que aprueba la sentencia de consentimiento y autoriza al Gerente de la Ciudad a firmar tal sentencia de consentimiento en relación con el procedimiento de Certiorari de Impuestos contra la Ciudad de Newburgh en la Corte Suprema del Condado de Orange con números de índice del Condado de Orange EF006047-2024 implicando la sección 19, bloque 1, lote 19 (Headache, LLC)

19. Resolution No. 104 - 2025 - Tax Certiorari 172 Grand Street, LLC
A resolution approving the consent judgement and authorizing the City Manager to sign such consent judgement in connection with the tax certiorari proceeding against the City of Newburgh in the Orange County Supreme Court bearing Orange County Index No. EF006048-2024 involving section 19, block 1, lot 34 (172 Grand Street, LLC)

Una resolución que aprueba la sentencia de consentimiento y autoriza al Gerente de la Ciudad a firmar tal sentencia de consentimiento en relación con el procedimiento de Certiorari de Impuestos contra la Ciudad de Newburgh en la Corte Suprema del Condado de Orange con números de índice del Condado de Orange EF006048-2024 implicando la sección 19, bloque 1, lote 34 (172 Grand Street, LLC)

20. Resolution No. 105 - 2025 - Authorizing Settlement of In Rem Property for 24 South Johnston Street

A resolution authorizing the settlement of litigation regarding the foreclosure of tax liens in rem for the year 2019 related to property known as 24 South Johnston Street (Section 36, Block 4, Lot 26)

Una resolución que autoriza el acuerdo de litigación relativo a la ejecución de embargos fiscales reales para el año 2019 en relación con la propiedad conocida como 24 South Johnston Street (Sección 36, Bloque 4, Lote 26)

21. Resolution No. 106 - 2025 - Authorizing Settlement of In Rem Property for 257 Third Street

A resolution authorizing the settlement of litigation regarding the foreclosure of tax liens in rem for the year 2014 related to property known as 257 Third Street (Section 22, Block 1, Lot 14)

Resolución que autoriza el acuerdo de litigación relativo a la ejecución de embargos fiscales reales para el año 2014 en relación con la propiedad conocida como 257 Third Street (Sección 22, Bloque 1, Lote 14)

22. Resolution No. 107 - 2025 - To Execute a Payment of Claim with Herbert Rawlison

Resolution authorizing the City Manager to execute a payment of claim with Herbert Rawlison in the amount of $5,000.00

Resolución que autoriza al Gerente de la Ciudad a ejecutar un reclamo de pago con Herbert Rawlison por el monto de $5,000.00

23. Resolution No. 108 - 2025 - To Execute a Payment of Claim with Sherrod Jackson and Precious Jackson

Resolution authorizing the City Manager to execute a payment of claim with Sherrod Jackson and Precious Jackson in the amount of $5,000.00

Resolución que autoriza al Gerente de la Ciudad a ejecutar un reclamo de pago con Sherrod Jackson and Precious Jackson por el monto de $5,000.00

Old Business: / Asuntos Pendientes

New Business: / Nuevos Negocios

Final Comments from the City Council/ Comentarios Finales del Ayuntamiento:

Adjournment/ Aplazamiento:

RESOLUTION NO.: _____92_____ - 2025

OF

APRIL 28, 2025

A RESOLUTION BESTOWING A KEY TO THE CITY OF NEWBURGH IN HONOR OF DR. RICHARD L. BRYANT

WHEREAS, Dr. Richard L. Bryant was born in Kenansville, North Carolina, and at the age of 4 moved to Newburgh with his family where he attended Newburgh schools, graduating from Newburgh Free Academy; and

WHEREAS, after high school Dr. Bryant attended International Correspondent School in Scranton, Pennsylvania; was employed by Ford Motor Company in Mahwah, New Jersey; and worked for the Metropolitan Insurance Company and as an independent broker before becoming a full-time pastor; and

WHEREAS, Dr. Bryant has been a member of Soul Saving Station COGIC from early childhood, thrived under the leadership of Soul Saving Station COGIC founder, Dr. Robert S. Williams, Sr., and into his adulthood, continued to work in various ministries and capacities such as Sunday School Superintendent, President of the Choir, President of the Local Y.P.W.W., President of the Youth Department, Chairman of the Deacon & Trustee Boards, Radio Broadcast Announcer, President of the District and State Y.P.W.W.; and

WHEREAS, in November 1987, Dr. Bryant was ordained Elder by the late Bishop F.D. Washington, became the assistant to Dr. Robert S. Williams, Sr., served for three years as interim Pastor of Soul Saving Station, and under the auspices of Bishop Clarence L. Sexton, Sr., Dr. Bryant was installed as Pastor of Soul Saving Station COGIC on August 15, 1994; and

WHEREAS, in 2000, Bishop Aubrey Baker, Jr., of the 2nd Ecclesiastical Jurisdiction of Eastern NY elevated Dr. Bryant to Administrative Assistant to the Bishop and in 2008, he was elevated to 1st assistant after which Dr. Bryant also served as the Vice President of the Executive Board of the Jurisdiction and held numerous other titles in the Jurisdiction, in addition to serving as a delegate for the new Constitution for the Church of God in Christ and later elevated to Superintendent of the Tri-County District of Eastern New York in 2005; and

WHEREAS, Dr. Bryant also served the community through his work with the Soup Kitchen, Food Pantry and providing clothes to the needy, it is fitting and appropriate to honor and celebrate Dr. Bryant's devotion to Soul Saving Station COGIC and lifetime contributions to the community;

NOW, THEREFORE, BE IT RESOLVED, in recognition of his life's work, dedication, and service to the Newburgh community, the City Council of the City of Newburgh hereby bestows upon Dr. Richard L. Bryant the ceremonial "Key to the City," representing this Council's respect, admiration and appreciation for his myriad of contributions to the City of Newburgh.

RESOLUTION NO.: 79 - 2025

OF

APRIL 14, 2025

A RESOLUTION SCHEDULING
THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)
PUBLIC HEARING AND OPENING OF
THE 15-DAY PUBLIC COMMENT PERIOD FOR FISCAL YEAR 2024

WHEREAS, the City of Newburgh has prepared a five-year Consolidated Housing and Community Development Strategy and Plan in accordance with the planning requirements of the Housing and Community Development Act of 1974 and applicable regulations; and

WHEREAS, a jurisdiction is required to submit an annual report to the U.S. Department of Housing and Urban Development (HUD) that summarizes accomplishments and progress toward Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER) within 90 days after the program year; and

WHEREAS, the CAPER provides the community with information regarding how HUD entitlement funds were used to address housing, community development and essential service needs; and

WHEREAS, prior to submitting the CAPER, the City publishes a draft of the report and provides the general public with an opportunity to submit comments;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York that there is scheduled a public hearing to receive public comment on the Consolidated Annual Performance and Evaluation Report (CAPER) with respect to the Community Development Block Grant Program for the Consolidated Plan for Housing and Community Development for FY 2024; and that such public hearing be and hereby is duly set to be held at 7:00 p.m. on the 28th day of April, 2025 in the City Council Chambers, 83 Broadway, City Hall, 3rd Floor, Newburgh, New York; and

BE IT FURTHER RESOLVED, by the Council of the City of Newburgh, New York that the 15-day period to receive written public comment on the City of Newburgh's proposed City of Newburgh's proposed Consolidated Annual Performance and Evaluation Report (CAPER) with respect to the Community Development Block Grant Program for the Consolidated Plan for Housing and Community Development for FY 2024 shall commence on April 29, 2025 and close on May 13, 2025.

I, Katrina Cotten, City Clerk of the City of Newburgh hereby certify that I have compared the foregoing with the original resolution adopted by the Council of the City of Newburgh at a regular meeting held April 14, 2025 and that it is a true and correct copy of such original.
Witness my hand and seal of the City of Newburgh this 15th day of April 2025

Katrina Cotten
City Clerk

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

In 2024, several projects that continued from 2023. These include:

In Rem Property Program: Maintenance of the habitability of residential properties returned to the City of Newburgh through foreclosure.

Neighborhood Services: Projects for the Summer Film Festival, the 2024 National Night Out, and workforce training programs.

Infrastructure: The Complete Streets Project.

Public Facilities: Improvements to parks, including the Splash Pad Project.

Administration: Support services for the Community Development Block Grant (CDBG), which encompasses publishing public notices, processing payment vouchers, preparing reports, providing Spanish translation and interpretation services, and covering the salary of the Director of Community Development.

Additionally, the City of Newburgh continued several CDBG CARES Act projects, including a food security program and an Emergency Income Payments (Rent) program.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Administration	CDBG: $	Other	Other	1	1	100.00%	1	1	100.00%
Economic Development	Non-Housing Community Development Economic Development	CDBG: $	Businesses assisted	Businesses Assisted	15	15	100.00%	10	10	100.00%
Housing	Affordable Housing	CDBG: $	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		0	0	
Housing	Affordable Housing	CDBG: $	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		100	100	100.00%
Housing	Affordable Housing	CDBG: $	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	100	100	100.00%			
Infrastructure Improvements	Non-Housing Community Development Infrastructure Improvements	CDBG: $	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	28000	28000	100.00%	28000	28000	100.00%

Quality of Life Improvements	Non-Housing Community Development	CDBG: $	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	28000	28000	100.00%			
Quality of Life Improvements	Non-Housing Community Development	CDBG: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4000	4000	100.00%	700	700	100.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Newburgh's use of Community Development Block Grant (CDBG) funds has been aligned with the priorities and specific objectives identified in the Consolidated Plan, mainly focusing on housing preservation, quality of life improvements, economic development, and infrastructure enhancements.

Housing Preservation & Stability:

The In Rem Property Program maintained habitability for residential properties returned to the City through foreclosure, directly addressing

goals related to preserving housing stock, reducing blight, and improving quality of life.

The Emergency Homeowner Assistance Program, funded in a previous CDBG program year, supported a low-income homeowner by replacing an emergency lead water service line. This effort ensured access to safe, lead-free water, a critical public health priority.
Quality of Life – Public Services & Facilities

Neighborhood Services facilitated the Summer Film Festival, providing youth engagement activities and public service outreach to foster community engagement and safety.

CDBG funding also supported the 2024 National Night Out, promoting community-police partnerships to enhance public safety.

Investment in public facilities included funding for the City of Newburgh Park Improvements Splashpad project, expanding recreational opportunities for residents.
Economic Development & Workforce Training

CDBG funding supported Below the Line Bootcamp, a workforce training initiative that provided career development opportunities for City of Newburgh residents. This aligns with the intention to enhance job readiness and economic self-sufficiency.

Emergency Assistance & Food Security

The Emergency Income Payments Program assisted residents facing rental arrears, helping to prevent evictions and housing instability.

Food security efforts were bolstered through partnerships with non-profit organizations, supporting food pantry services and urban agriculture initiatives like the Downing Park Urban Farm (DPUF) and Newburgh Urban Farm & Food Initiative (NUFFI), which increased local food production and access to fresh produce.

Infrastructure Improvements

The Sidewalk Improvements Project enhanced walkability and accessibility, addressing safety concerns and improving overall neighborhood conditions.

Program Administration & Compliance

CDBG funds also supported administrative functions, including:

Publishing public notices
Processing payment vouchers
Preparing reports
Providing Spanish translation and interpretation services

Funding the salary of the Director of Community Development

The City of Newburgh's allocation of CDBG funds demonstrates a strategic approach to addressing high-priority needs, focusing on housing preservation, quality of life improvements, economic development, infrastructure, and essential services. By effectively leveraging CDBG resources, the City has made measurable progress toward achieving the goals outlined in the Consolidated Plan.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG
White	0
Black or African American	150
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	**150**
Hispanic	0
Not Hispanic	150

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The data presented in Table 2 is approximate. Of the families and individuals participating in the Neighborhood Services Summer Film Festival, 70% were minorities. The City of Newburgh Summer Film Festival was open to all residents of the city. To reach as many low-income families as possible, particularly those with transportation restrictions, the festival was held at Safe Harbors Green, located between Ann St. and Broadway, in Census Tract 5.0. This location is walkable for residents of the East End of Newburgh, which is a target area for low-income activities. Approximately 80% of the attendees at the festival were from minority backgrounds.

The In Rem Project provided assistance to various ethnic groups, with the following breakdown: 39% Latino or Hispanic and 61% Not Latino or Hispanic. The racial demographics supported by the In Rem Project are as follows: 6% Asian, 14% Black or African American, 77% White, and 2% identifying as Other.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	814,957	405,169

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Census Tracts 4 & 5	70		In Rem Property Project, Summer Film Festival, Infrastructure Improvements
City Wide	30		In Rem Property Project, Summer Film Festival, Infrastructure Improvements

Table 4 – Identify the geographic distribution and location of investments

Narrative

Most CDBG projects took place in Census Tracts 4 and 5, including the 2024 Summer Film Festival.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Newburgh has strategically leveraged federal CDBG funds to attract private, state, and local resources, ensuring a more significant impact on community development initiatives. Through a Subrecipient Agreement with Habitat for Humanity of Greater Newburgh, the City continues to support the Emergency Homeowner Repair Program for income-qualified homeowners. This partnership enhances the effectiveness of CDBG funds by leveraging Habitat's additional private donations and in-kind contributions, significantly reducing program costs and extending the reach of services. Additionally, publicly owned properties, including city-owned foreclosed homes, have been utilized to address housing needs and neighborhood revitalization efforts. The In Rem Property Program maintains and preserves the habitability of foreclosed properties before they are returned to productive use, helping to reduce blight and stabilize neighborhoods.

By combining CDBG funds with local and private resources, the City has strengthened its ability to address housing rehabilitation, improve infrastructure, and provide essential services, aligning with the priorities outlined in the Consolidated Plan.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**0**	**0**

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	**0**	**0**

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City of Newburgh's CDBG-funded Emergency Homeowner Repair Program aims to assist income-qualified homeowners facing urgent repair needs, thereby preserving housing stock and improving health and safety conditions. However, the program's outcome is measured by the actual number of homeowners assisted, the extent of repairs completed, and the overall impact on housing stability within the community.

The program leverages its expertise and additional resources to enhance program delivery. In 2024, the

program continued successfully, addressing urgent repairs for low-income homeowners. However, challenges such as rising construction costs due to inflation, labor shortages, and the increasing demand for assistance have impacted the ability to meet all homeowner requests promptly. To address these challenges, the City of Newburgh will consider a sub-recipient agreement with Habitat for Humanity for 2025.

Discuss how these outcomes will impact future annual action plans.

Due to rising inflation and the ongoing success of the Emergency Homeowner Repair Program, the City of Newburgh has renewed its Subrecipient Agreement with Habitat for Humanity of Greater Newburgh. Given the program's demonstrated effectiveness in helping income-qualified homeowners with emergency repairs, the City is considering increasing funding to ensure that more residents receive the critical assistance they need.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	3	0
Moderate-income	0	0
Total	**3**	**0**

Table 7 – Number of Households Served

Narrative Information

The Emergency Homeowner Repair Program managed through a Subrecipient Agreement with Habitat for Humanity of Greater Newburgh, has effectively assisted income-qualified homeowners in the City of Newburgh with urgent emergency repairs. Due to the program's positive impact and success, the City of Newburgh has renewed its contract with Habitat for Humanity to continue providing this essential service.

Recognizing the program's effectiveness in addressing urgent housing needs and enhancing homeowners' stability, the City is considering increasing its funding to expand its reach and assist more residents who require emergency home repairs.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Newburgh Ministry operates a homeless shelter on Johnston Street, offering social services and healthcare support. Through the ESPRI-funded "Fragile Economies" project, the Newburgh Ministry also provides financial stability assistance, along with resources aimed at improving health, wellness, and resilience for several at-risk families in the City of Newburgh through peer coaching.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Newburgh collaborates with organizations such as the Regional Economic Community Action Program (RECAP) and the Orange County Department of Social Services to address the emergency shelter and transitional housing needs of homeless individuals. Additional partners include Safe Harbors of the Hudson, the Newburgh Ministry, and an increasing number of organizations that provide services to those who have been formerly incarcerated and those impacted by the criminal justice system, such as Exodus Transitional Community and the Osborne Association.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Social service agencies and organizations in the City of Newburgh, such as Exodus Transitional Community, Bridges of New York, and Renwick Recovery, Inc., work to support vulnerable individuals and families. In 2017, the New York State Governor's Office launched the Empire State Poverty Reduction Initiative (ESPRI). ESPRI held a community listening session and convened several task forces focusing on housing, workforce development, healthcare, and wellness. The focus of ESPRI in 2022 was to continue implementing various support projects, including the "Fragile Economies Project."

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were

recently homeless from becoming homeless again

RECAP and the Orange County Department of Social Services address the housing transition needs of homeless individuals and families. Additionally, an increasing number of service organizations, including Exodus Transitional Community, Bridges of New York, Renwick Recovery, Inc., and Project L.I.F.E., are also providing support in this area.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

City of Newburgh staff regularly meet with the Director of the Newburgh Housing Authority (NHA) regarding public housing needs: all CDBG programs and City of Newburgh jobs advertised on the NHA site.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The "City of Newburgh—Housing Resource Guide" provides information on how to apply for finance on City-owned property and is shared with public housing residents. The Newburgh Community Land Bank has been awarded funding through the New York State Attorney General for a "Neighbors for Neighborhoods" Affordable Rental Housing Program. The program encourages residents to rehabilitate properties in their neighborhoods and maintain them as affordable rental housing.

Actions taken to provide assistance to troubled PHAs

This section is not applicable.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City of Newburgh is committed to supporting affordable housing initiatives. Land use procedures fees have been significantly reduced, and zoning regulations have been loosened. The zoning ordinances in the City of Newburgh are reviewed regularly to identify and eliminate barriers to affordable housing development.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

At least 50% of the City of Newburgh's population identify as Latinx. Spanish interpretation is provided at CDBG-related meetings (e.g., Public Hearings). The City of Newburgh requires the translation and dissemination of program materials in both Spanish and English, as outlined in the Language Access Plan. "La Voz" offers Spanish-language announcements for Newburgh residents.

Additionally, the City has contracted with Language Link to provide further translation and interpretation services.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Coordination is needed between Lead Safe Orange and the Code Compliance department of the City of Newburgh regarding properties owned by the city. The City of Newburgh intends to apply for a lead remediation grant through the HUD Office of Lead Hazard Control and Healthy Homes (OLHCHH).

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

In 2017, the New York State Governor’s Office launched the Empire State Poverty Reduction Initiative (ESPRI) in the City of Newburgh. This initiative is managed by the United Way of Dutchess-Orange Region.

ESPRI has conducted community listening sessions and convened several task forces focused on housing, workforce development, healthcare, and wellness. In 2023, ESPRI has continued its focus into 2024 by implementing the "Fragile Economies Project," which is managed by Newburgh Ministry. This project is designed to assist low-income families in achieving their financial goals and establishing a savings cushion for unexpected events and emergencies. Families work with peer coaches to set goals, create action plans, and stay on track. They are also connected to the necessary support services.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Land use procedure fees have been significantly reduced, and zoning regulations have been relaxed to improve accessibility. Additionally, the City of Newburgh has created a more streamlined process for its land use board to enhance accessibility.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Newburgh takes the lead in the Newburgh Housing Coalition, which consists of several organizations, including Habitat for Humanity of Greater Newburgh, PathStone (offering HUD Homeowner training), Orange County Social Services, Safe Harbors of the Hudson, and the Newburgh Community Land Bank. Additionally, the City of Newburgh is involved in the Orange County Housing Planning Committee, which has a broader outreach and includes even more member organizations.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Pathstone, Independent Living, and Habitat for Humanity of Greater Newburgh provide homeownership preparation and training. Workshops on tenant responsibilities are also available to the public.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Activities are reviewed using the exhibits in the CPD Monitoring Handbook. The "Guide for Review of Eligibility" and the guides for reviewing National Objectives used as Activities are selected and subsequently set up. An "Activity Eligibility" form is prepared for each Activity, identifying the National Objective and eligible activity category.
Small business workshops held through the SBA/City of Newburgh Co-Sponsorship Agreement, including continuing the "Business Basics Bootcamp " and income City of Newburgh resident "On-the-Job" training program.
A joint Planning and Development/Community Development/Grants Administration meeting is held regularly to ensure that the CDBG program aligns with other City of Newburgh community needs. In addition, the whole CDBG program is monitored for "Timeliness" using a spreadsheet that tracks Activity spending and Public Service and Administration caps.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

In accordance with The City of Newburgh procedures, a "Notice of 15-Day Public Comment Period for the 2024 CAPER" was submitted to three local newspapers and a Spanish-language publication/social media. The newspapers are the Times Herald-Record, Hudson Valley Press, and the Times Community Papers (Mid-Hudson Times). La Voz provides Spanish-language outreach for the 2024 CAPER.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The program objectives in the City of Newburgh remain unchanged.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The program objectives in the City of Newburgh remain unchanged.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	1				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	1				
Direct, on-the job training (including apprenticeships).	1				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes,preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.	1				
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.	1				
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	1				

Other.					

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

The City of Newburgh advertises job opportunities for residents through its website, Civil Service postings, and job announcements displayed throughout all public buildings. Qualified residents are given priority for job openings, and contractors are informed about Section 3 requirements.

CR-05 - Metas y resultados

Progreso que la jurisdicción ha logrado en la ejecución de su plan estratégico y su plan de acción. 91.520(a)

Esta podría ser una descripción general que incluya las principales iniciativas y aspectos destacados que se propusieron y ejecutaron a lo largo del año del programa.

En 2024, varios proyectos que continuaron desde 2023. Estos incluyen:

Programa de propiedad in rem: Mantenimiento de la habitabilidad de las propiedades residenciales devueltas a la ciudad de Newburgh a través de la ejecución hipotecaria.

Servicios vecinales: Proyectos para el Festival de Cine de Verano, la Noche Nacional de 2024 y programas de capacitación laboral.

Infraestructura: El Proyecto Calles Completas.

Instalaciones públicas: Mejoras en los parques, incluido el Proyecto Splash Pad.

Administración: Servicios de apoyo para la Subvención en Bloque para el Desarrollo Comunitario (CDBG), que abarca la publicación de avisos públicos, el procesamiento de comprobantes de pago, la preparación de informes, la prestación de servicios de traducción e interpretación al español y la cobertura del salario del Director de Desarrollo Comunitario.

Además, la ciudad de Newburgh continuó con varios proyectos de la Ley CDBG CARES, incluido un programa de seguridad alimentaria y un programa de pagos de ingresos de emergencia (alquiler).

Comparación de los resultados propuestos con los reales para cada medida de resultado presentada con el plan consolidado y explicación, si corresponde, por qué no se avanzó hacia el cumplimiento de las metas y los objetivos. 91.520(g)

Categorías, niveles de prioridad, fuentes de financiamiento y montos, resultados/objetivos, indicadores de resultados de las metas, unidades de medida, metas, resultados/productos reales y porcentaje completado para cada uno de los objetivos del año del programa del beneficiario.

Meta	Categoría	Fuente / Cantidad	Indicador	Unidad de Medida	Esperado – Estratégico Plan	Actual - Estratégico Plan	Por ciento Completo	Esperado – Programa Año	Actual - Programa Año	Por ciento Completo
Administración	Administración	CDBG: $	Otro	Otro	1	1	100.00%	1	1	100.00%
Económico Desarrollo	No Vivienda Comunidad Desarrollo Económico Desarrollo	CDBG: $	Empresas asistidas	Empresas Asistido	15	15	100.00%	10	10	100.00%
Alojamiento	Asequible Alojamiento	CDBG: $	Instalación pública o Actividades de infraestructura para bajo/moderado Subsidio de Vivienda para Personas con Ingresos	Hogares Asistido	0	0		0	0	
Alojamiento	Asequible Alojamiento	CDBG: $	Vivienda para propietarios Rehabilitado	Familiar Alojamiento Unidad	0	0		100	100	100.00%
Alojamiento	Asequible Alojamiento	CDBG: $	Código de Vivienda Ejecución/Ejecución hipotecaria Cuidado de la propiedad	Familiar Alojamiento Unidad	100	100	100.00%			
Infraestructura Mejoras	No Vivienda Comunidad Desarrollo Infraestructura Mejoras	CDBG: $	Instalación pública o Actividades de infraestructura otro que Ingresos bajos/moderados Subsidio de Vivienda	Personas Asistido	28000	28000	100.00%	28000	28000	100.00%

Calidad de vida Mejoras	No Vivienda Comunidad Desarrollo	CDBG: $	Instalación pública o Actividades de infraestructura otro que Ingresos bajos/moderados Subsidio de Vivienda	Personas Asistido	28000	28000	100.00%			
Calidad de vida Mejoras	No Vivienda Comunidad Desarrollo	CDBG: $	Actividades de servicio público otro que Ingresos bajos/moderados Subsidio de Vivienda	Personas Asistido	4000	4000	100.00%	700	700	100.00%

Tabla 1 - Logros – Año del programa y plan estratégico hasta la fecha

Evaluar cómo el uso de los fondos de la jurisdicción, en particular el CDBG, aborda las prioridades y los objetivos específicos identificados en el plan, prestando especial atención a las actividades de mayor prioridad identificadas.

El uso de los fondos de Subvención en Bloque para el Desarrollo Comunitario (CDBG) por parte de la Ciudad de Newburgh se ha alineado con las prioridades y los objetivos específicos identificados en el Plan Consolidado, centrándose principalmente en la preservación de viviendas, las mejoras en la calidad de vida, el desarrollo económico y mejoras de infraestructura.

Preservación y estabilidad de la vivienda:

El Programa de Propiedad In Rem mantuvo la habitabilidad de las propiedades residenciales devueltas a la Ciudad a través de la ejecución hipotecaria, abordando directamente

objetivos relacionados con la preservación del parque de viviendas, la reducción del deterioro y la mejora de la calidad de vida.

El Programa de Asistencia de Emergencia para Propietarios de Vivienda, financiado en un año anterior del programa CDBG, apoyó a un propietario de bajos ingresos mediante el reemplazo de una línea de servicio de agua de emergencia con plomo. Esta iniciativa garantizó el acceso a agua potable y sin plomo, una prioridad fundamental para la salud pública.

Calidad de vida – Servicios e instalaciones públicas

Los Servicios Vecinales facilitaron el Festival de Cine de Verano, brindando actividades de participación juvenil y extensión de servicio público para fomentar la participación y la seguridad de la comunidad.

Los fondos del CDBG también apoyaron la Noche Nacional de 2024, promoviendo asociaciones entre la comunidad y la policía para mejorar la seguridad pública.

La inversión en instalaciones públicas incluyó la financiación para el proyecto Splashpad de mejoras del parque de la ciudad de Newburgh, ampliando las oportunidades recreativas para los residentes.

Desarrollo económico y capacitación de la fuerza laboral

Los fondos del CDBG apoyaron el programa "Below the Line Bootcamp", una iniciativa de capacitación laboral que brindó oportunidades de desarrollo profesional a los residentes de la ciudad de Newburgh. Esto se alinea con el objetivo de mejorar la preparación laboral y la autosuficiencia económica.

Asistencia de emergencia y seguridad alimentaria

El Programa de Pagos de Ingresos de Emergencia ayudó a los residentes que enfrentan atrasos en el alquiler, ayudando a prevenir desalojos e inestabilidad en la vivienda.

Los esfuerzos de seguridad alimentaria se reforzaron a través de asociaciones con organizaciones sin fines de lucro, apoyando servicios de despensas de alimentos e iniciativas de agricultura urbana como Downing Park Urban Farm (DPUF) y Newburgh Urban Farm & Food Initiative (NUFFI), que aumentaron la producción local de alimentos y el acceso a productos frescos.

Mejoras de infraestructura

El Proyecto de Mejoras de Aceras mejoró la transitabilidad y la accesibilidad, abordando las preocupaciones de seguridad y mejorando el vecindario en general.
condiciones.

Administración y cumplimiento del programa

Los fondos CDBG también apoyaron funciones administrativas, entre ellas:

Publicación de avisos públicos

Procesamiento de comprobantes de pago

Preparación de informes

Proporcionando servicios de traducción e interpretación al español

Financiamiento del salario del Director de Desarrollo Comunitario

La asignación de fondos CDBG a la Ciudad de Newburgh demuestra un enfoque estratégico para abordar necesidades prioritarias, con énfasis en la preservación de viviendas, la mejora de la calidad de vida, el desarrollo económico, la infraestructura y los servicios esenciales. Al aprovechar eficazmente los recursos CDBG, la Ciudad ha logrado avances mensurables hacia el logro de los objetivos del Plan Consolidado.

CR-10 - Composición racial y étnica de las familias asistidas

Describa las familias asistidas (incluido el estado racial y étnico de las familias asistidas). 91.520(a)

	CDBG
Blanco	0
Negro o afroamericano	150
asiático	0
Indio americano o nativo americano	0
Nativo de Hawái u otra isla del Pacífico	0
Total	150
hispano	0
No hispano	150

Tabla 2 – Tabla de asistencia a poblaciones raciales y étnicas por fuente de fondos

Narrativo

Los datos presentados en la Tabla 2 son aproximados. El 70 % de las familias e individuos que participaron en el Festival de Cine de Verano de Servicios Vecinales pertenecían a minorías. El Festival de Cine de Verano de la Ciudad de Newburgh estuvo abierto a todos los residentes de la ciudad. Para llegar al mayor número posible de familias de bajos ingresos, en particular a aquellas con restricciones de transporte, el festival se celebró en Safe Harbors Green, ubicado entre Ann St. y Broadway, en el Área Censal 5.0. Esta ubicación es accesible a pie para los residentes del East End de Newburgh, una zona de interés para actividades de bajos ingresos. Aproximadamente el 80 % de los asistentes al festival pertenecían a minorías.

El Proyecto In Rem brindó asistencia a diversos grupos étnicos, con la siguiente distribución: 39% latinos o hispanos y 61% no latinos ni hispanos. La demografía racial a la que apoya el Proyecto In Rem es la siguiente: 6% asiáticos, 14% negros o afroamericanos, 77% blancos y 2% que se identifican como otros.

CR-15 - Recursos e inversiones 91.520(a)

Identificar los recursos puestos a disposición

Origen de los fondos	Fuente	Recursos creados Disponible	Cantidad gastada Durante el año del programa
CDBG	público - federal	814.957	405.169

Tabla 3 - Recursos disponibles

Narrativo

Identificar la distribución geográfica y la ubicación de las inversiones

Área objetivo	Planificado Porcentaje de Asignación	Actual Porcentaje de Asignación	Descripción narrativa
Sectores censales 4 y 5	70		Proyecto Inmobiliario In Rem, Cine de Verano Festival, Mejoras de Infraestructura
Toda la Ciudad	30		Proyecto Inmobiliario In Rem, Cine de Verano Festival, Mejoras de Infraestructura

Tabla 4 – Identificar la distribución geográfica y ubicación de las inversiones

Narrativo

La mayoría de los proyectos CDBG se llevaron a cabo en los distritos censales 4 y 5, incluido el Festival de Cine de Verano de 2024.

Apalancamiento

Explique cómo los fondos federales apalancaron recursos adicionales (fondos privados, estatales y locales), incluida una descripción de cómo se cumplieron los requisitos de contrapartida, así como también cómo cualquier tierra o propiedad pública ubicada dentro de la jurisdicción que se utilizó para abordar las necesidades identificadas en el plan.

La ciudad de Newburgh ha aprovechado estratégicamente los fondos federales CDBG para atraer recursos privados, estatales y locales, garantizando un impacto más significativo en las iniciativas de desarrollo comunitario.
A través de un Acuerdo de Subreceptor con Hábitat para la Humanidad del Gran Newburgh, la Ciudad continúa apoyando el Programa de Reparación de Emergencia para Propietarios de Viviendas, dirigido a propietarios que cumplen con los requisitos de ingresos.
Esta colaboración mejora la eficacia de los fondos CDBG al aprovechar las donaciones privadas adicionales y las contribuciones en especie de Hábitat, lo que reduce significativamente los costos del programa y amplía el alcance de los servicios. Además, se han utilizado propiedades públicas, incluidas las viviendas embargadas de propiedad municipal, para abordar las necesidades de vivienda y los esfuerzos de revitalización de los barrios. El Programa de Propiedades Embargadas mantiene y preserva la habitabilidad de las propiedades embargadas antes de que se restablezcan a su uso productivo, lo que ayuda a reducir el deterioro y a estabilizar los barrios.

Al combinar los fondos CDBG con recursos locales y privados, la Ciudad ha fortalecido su capacidad para abordar la rehabilitación de viviendas, mejorar la infraestructura y brindar servicios esenciales, alineándose con las prioridades delineadas en el Plan Consolidado.

CR-20 - Vivienda asequible 91.520(b)

Evaluación del progreso de la jurisdicción en la provisión de vivienda asequible, incluyendo la cantidad y los tipos de familias atendidas, la cantidad de personas de ingresos extremadamente bajos, bajos, moderados y medios atendidas.

	Objetivo de un año	Actual
Número de hogares sin hogar que se proporcionó unidades de vivienda asequibles	0	0
Número de hogares que no son personas sin hogar que se proporcionó unidades de vivienda asequibles	0	0
Número de hogares con necesidades especiales a los que se proporcionarán unidades de vivienda asequibles	0	0
Total	0	0

Tabla 5 – Número de hogares

	Objetivo de un año	Actual
Número de hogares apoyados a través de Asistencia para el alquiler	0	0
Número de hogares apoyados a través de La producción de nuevas unidades	0	0
Número de hogares apoyados a través de Rehabilitación de unidades existentes	0	0
Número de hogares apoyados a través de Adquisición de Unidades Existentes	0	0
Total	0	0

Tabla 6 – Número de hogares apoyados

Analice la diferencia entre objetivos y resultados y los problemas encontrados para alcanzar estos objetivos.

El Programa de Reparación de Emergencia para Propietarios de Viviendas de la Ciudad de Newburgh, financiado con fondos CDBG, tiene como objetivo ayudar a los propietarios que cumplen los requisitos de ingresos y enfrentan necesidades urgentes de reparación, preservando así el parque de viviendas y mejorando las condiciones de salud y seguridad. Sin embargo, el resultado del programa se mide por el número real de propietarios asistidos, el alcance de las reparaciones realizadas y el impacto general en la estabilidad de la vivienda en la comunidad.

El programa aprovecha su experiencia y recursos adicionales para mejorar la ejecución del programa. En 2024, el

El programa continuó con éxito, atendiendo reparaciones urgentes para propietarios de viviendas de bajos ingresos. Sin embargo, desafíos como el aumento de los costos de construcción debido a la inflación, la escasez de mano de obra y la creciente demanda de asistencia han afectado la capacidad de atender con prontitud todas las solicitudes de los propietarios. Para abordar estos desafíos, la ciudad de Newburgh considerará un acuerdo de subreceptor con Hábitat para la Humanidad para 2025.

Analice cómo estos resultados afectarán los planes de acción anuales futuros.

Debido a la creciente inflación y al éxito continuo del Programa de Reparación de Viviendas de Emergencia para Propietarios, la Ciudad de Newburgh ha renovado su Acuerdo de Subreceptor con Habitat for Humanity of Greater Newburgh.
Dada la eficacia demostrada del programa para ayudar a los propietarios de viviendas que califican según sus ingresos con reparaciones de emergencia, la Ciudad está considerando aumentar la financiación para garantizar que más residentes reciban la asistencia crítica que necesitan.

Incluya el número de personas con ingresos extremadamente bajos, bajos e moderados atendidas por cada actividad cuando se requiere información sobre los ingresos por tamaño de familia para determinar la elegibilidad de la actividad.

Número de hogares atendidos	CDBG Actual	INICIO Actual
Ingresos extremadamente bajos	0	0
bajos ingresos	3	0
Ingresos moderados	0	0
Total	3	0

Tabla 7 – Número de hogares atendidos

Información narrativa

El Programa de Reparación de Emergencia para Propietarios de Viviendas, administrado a través de un Acuerdo de Subreceptor con Hábitat para la Humanidad del Gran Newburgh, ha ayudado eficazmente a los propietarios de viviendas con ingresos que califican en la Ciudad de Newburgh con reparaciones urgentes de emergencia. Debido al impacto positivo y el éxito del programa, la Ciudad de Newburgh ha renovado su contrato con Hábitat para la Humanidad para continuar brindando este servicio esencial. servicio.

Reconociendo la eficacia del programa para abordar las necesidades urgentes de vivienda y mejorar la estabilidad de los propietarios, la Ciudad está considerando aumentar su financiación para ampliar su alcance y ayudar a más residentes que requieren reparaciones de emergencia en el hogar.

CR-25 - Personas sin hogar y otras necesidades especiales 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluar el progreso de la jurisdicción en el cumplimiento de sus objetivos específicos para reducir y erradicar la falta de vivienda a través de:

Llegar a las personas sin hogar (especialmente a las personas sin refugio) y evaluar su situación necesidades individuales

El Ministerio de Newburgh opera un albergue para personas sin hogar en la calle Johnston, donde ofrece servicios sociales y atención médica. A través del proyecto "Economías Frágiles", financiado por ESPRI, el Ministerio de Newburgh también brinda asistencia para la estabilidad financiera, junto con recursos para mejorar la salud, el bienestar y la resiliencia de varias familias en riesgo de la ciudad de Newburgh mediante apoyo entre pares.

Abordar las necesidades de refugio de emergencia y vivienda de transición de las personas sin hogar

La Ciudad de Newburgh colabora con organizaciones como el Programa Regional de Acción Económica Comunitaria (RECAP) y el Departamento de Servicios Sociales del Condado de Orange para atender las necesidades de refugio de emergencia y vivienda de transición de las personas sin hogar. Otros colaboradores incluyen Safe Harbors of the Hudson, el Ministerio de Newburgh y un número cada vez mayor de organizaciones que brindan servicios a exconvictos y personas afectadas por el sistema de justicia penal, como Exodus Transitional Community y la Asociación Osborne.

Ayudar a personas y familias de bajos ingresos a evitar quedarse sin hogar, especialmente a personas y familias de ingresos extremadamente bajos y a aquellos que: es probable que se queden sin hogar después de ser dados de alta de instituciones y sistemas de atención financiados con fondos públicos (como centros de atención médica, centros de salud mental, hogares de acogida y otras instalaciones para jóvenes, y programas e instituciones correccionales); y que reciben asistencia de agencias públicas o privadas que abordan las necesidades de vivienda, salud, servicios sociales, empleo, educación o juventud.

Las agencias y organizaciones de servicios sociales de la ciudad de Newburgh, como Exodus Transitional Community, Bridges of New York y Renwick Recovery, Inc., trabajan para apoyar a personas y familias vulnerables. En 2017, la Oficina del Gobernador del Estado de Nueva York lanzó la Iniciativa para la Reducción de la Pobreza del Empire State (ESPRI). La ESPRI organizó una sesión de consulta comunitaria y convocó a varios grupos de trabajo centrados en la vivienda, el desarrollo laboral, la atención médica y el bienestar. En 2022, el objetivo de la ESPRI fue continuar implementando diversos proyectos de apoyo, incluyendo el "Proyecto para Economías Frágiles".

Ayudar a las personas sin hogar (especialmente a las personas y familias crónicamente sin hogar, familias con niños, veteranos y sus familias, y jóvenes no acompañados) a hacer la transición a una vivienda permanente y una vida independiente, lo que incluye acortar el período de tiempo en que las personas y las familias experimentan la falta de vivienda, facilitar el acceso de las personas y familias sin hogar a unidades de vivienda asequibles y evitar que las personas y familias que estaban

recientemente sin hogar de volver a quedarse sin hogar

RECAP y el Departamento de Servicios Sociales del Condado de Orange atienden las necesidades de transición de vivienda de las personas y familias sin hogar. Además, un número cada vez mayor de organizaciones de servicios, como Exodus Transitional Community, Bridges of New York, Renwick Recovery, Inc. y Project LIFE, también brindan apoyo en este ámbito.

CR-30 - Vivienda pública 91.220(h); 91.320(j)

Medidas adoptadas para abordar las necesidades de vivienda pública

El personal de la Ciudad de Newburgh se reúne regularmente con el Director de la Autoridad de Vivienda de Newburgh (NHA) con respecto a las necesidades de vivienda pública: todos los programas CDBG y los trabajos de la Ciudad de Newburgh anunciados en la NHA sitio.

Medidas adoptadas para alentar a los residentes de viviendas públicas a involucrarse más en la gestión y participar en la propiedad de la vivienda

La "Guía de Recursos de Vivienda de la Ciudad de Newburgh" ofrece información sobre cómo solicitar financiación para propiedades municipales y se comparte con los residentes de viviendas públicas. El Banco de Tierras Comunitarias de Newburgh ha recibido financiación del Fiscal General del Estado de Nueva York para el Programa de Viviendas de Alquiler Asequibles "Vecinos por Vecindarios". Este programa anima a los residentes a rehabilitar las propiedades de sus vecindarios y mantenerlas como viviendas de alquiler asequibles.

Medidas adoptadas para brindar asistencia a las PHA con problemas

Esta sección no es aplicable.

CR-35 - Otras acciones 91.220(j)-(k); 91.320(i)-(j)

Medidas adoptadas para eliminar o mejorar los efectos negativos de las políticas públicas que sirven como barreras para la vivienda asequible, tales como controles del uso del suelo, políticas fiscales que afectan al suelo, ordenanzas de zonificación, códigos de construcción, tarifas y cargos, limitaciones de crecimiento y políticas que afectan el rendimiento de la inversión residencial. 91.220 (j); 91.320 (i)

La ciudad de Newburgh se compromete a apoyar iniciativas de vivienda asequible. Se han reducido significativamente las tarifas de los trámites de uso del suelo y se han flexibilizado las normas de zonificación. Las ordenanzas de zonificación de la ciudad de Newburgh se revisan periódicamente para identificar y eliminar las barreras al desarrollo de vivienda asequible.

Medidas adoptadas para abordar los obstáculos que impiden satisfacer las necesidades desatendidas. 91.220(k); 91.320(j)

Al menos el 50% de la población de la ciudad de Newburgh se identifica como latina. Se ofrece interpretación al español en las reuniones relacionadas con el CDBG (por ejemplo, las audiencias públicas). La ciudad de Newburgh exige la traducción y difusión de los materiales del programa tanto en español como en inglés, como se describe en el Plan de Acceso Lingüístico. "La Voz" ofrece anuncios en español para los residentes de Newburgh.

Además, la Ciudad ha contratado a Language Link para proporcionar servicios adicionales de traducción e interpretación.

Medidas adoptadas para reducir los riesgos de la pintura a base de plomo. 91.220(k); 91.320(j)

Se requiere la coordinación entre Lead Safe Orange y el Departamento de Cumplimiento de Códigos de la Ciudad de Newburgh en lo que respecta a las propiedades municipales. La Ciudad de Newburgh tiene la intención de solicitar una subvención para la remediación de plomo a través de la Oficina de Control de Peligros de Plomo y Hogares Saludables (OLHCHH) del HUD.

Medidas adoptadas para reducir el número de familias en situación de pobreza. 91.220(k); 91.320(j)

En 2017, la Oficina del Gobernador del Estado de Nueva York lanzó la Iniciativa para la Reducción de la Pobreza del Empire State (ESPRI) en la ciudad de Newburgh. Esta iniciativa está gestionada por United Way de la Región de Dutchess-Orange.

ESPRI ha realizado sesiones de escucha comunitaria y convocado a varios grupos de trabajo centrados en la vivienda, el desarrollo laboral, la atención médica y el bienestar. En 2023, ESPRI continuó su enfoque en 2024 con la implementación del "Proyecto de Economías Frágiles", gestionado por el Ministerio de Newburgh. Este proyecto está diseñado para ayudar a familias de bajos ingresos a alcanzar sus metas financieras y a establecer un fondo de ahorro para imprevistos y emergencias. Las familias trabajan con mentores para establecer metas, crear planes de acción y mantenerse encaminadas. También se les conecta con los servicios de apoyo necesarios.

Medidas adoptadas para desarrollar la estructura institucional. 91.220(k); 91.320(j)

Las tarifas de los trámites de uso del suelo se han reducido significativamente y las normas de zonificación se han flexibilizado para mejorar la accesibilidad. Además, la ciudad de Newburgh ha creado un proceso más ágil para su junta de uso del suelo con el fin de mejorar la accesibilidad.

Medidas adoptadas para mejorar la coordinación entre las agencias públicas y privadas de vivienda y servicios sociales. 91.220(k); 91.320(j)

La Ciudad de Newburgh lidera la Coalición de Vivienda de Newburgh, compuesta por varias organizaciones, entre ellas Hábitat para la Humanidad del Gran Newburgh, PathStone (que ofrece capacitación para propietarios de viviendas del HUD), Servicios Sociales del Condado de Orange, Safe Harbors of the Hudson y el Banco de Tierras Comunitarias de Newburgh. Además, la Ciudad de Newburgh participa en el Comité de Planificación de Vivienda del Condado de Orange, que tiene un alcance más amplio e incluye a aún más organizaciones miembro.

Identificar las medidas adoptadas para superar los efectos de cualquier impedimento identificado en el análisis de la jurisdicción sobre los impedimentos para la elección de una vivienda justa. 91.520(a)

Pathstone, Vida Independiente y Hábitat para la Humanidad de Greater Newburgh ofrecen preparación y capacitación para la compra de vivienda. También se ofrecen talleres sobre responsabilidades de los inquilinos al público.

CR-40 - Monitoreo 91.220 y 91.230

Describa las normas y procedimientos utilizados para supervisar las actividades llevadas a cabo en cumplimiento del plan y utilizados para garantizar el cumplimiento a largo plazo de los requisitos de los programas involucrados, incluido el alcance a empresas minoritarias y los requisitos de planificación integral.

Las actividades se revisan utilizando los anexos del Manual de Monitoreo del DPC. Se seleccionan y configuran la "Guía para la Revisión de Elegibilidad" y las guías para la revisión de los Objetivos Nacionales utilizados como Actividades. Se elabora un formulario de "Elegibilidad de la Actividad" para cada Actividad, identificando el Objetivo Nacional y la categoría de actividad elegible.

Talleres para pequeñas empresas realizados a través del Acuerdo de copatrocinio de la SBA y la ciudad de Newburgh, incluida la continuación del "Campamento de entrenamiento básico de negocios" " Capacitación "en el trabajo" para residentes de la ciudad de Newburgh y sus ingresos programa.
Se celebra periódicamente una reunión conjunta de Planificación y Desarrollo, Desarrollo Comunitario y Administración de Subvenciones para garantizar que el programa CDBG se ajuste a las demás necesidades de la comunidad de la ciudad de Newburgh. Además, se supervisa la puntualidad de todo el programa CDBG mediante una hoja de cálculo que registra el gasto en actividades y los límites de servicio público y administración.

Plan de Participación Ciudadana 91.105(d); 91.115(d)

Describa los esfuerzos para proporcionar a los ciudadanos un aviso razonable y la oportunidad de comentar los informes de desempeño.

De acuerdo con los procedimientos de la Ciudad de Newburgh, se envió un "Aviso de Periodo de 15 Días para Comentarios Públicos sobre el CAPER 2024" a tres periódicos locales y a una publicación/red social en español. Los periódicos son el Times Herald-Record, Hudson Valley Press y el Times Community Papers (Mid-Hudson Times). La Voz se encarga de la difusión en español del CAPER 2024.

CR-45 - CDBG 91.520(c)

Especifique la naturaleza y las razones de cualquier cambio en los objetivos del programa de la jurisdicción e indicaciones de cómo la jurisdicción cambiaría sus programas como resultado de sus experiencias.

Los objetivos del programa en la ciudad de Newburgh permanecen sin cambios.

¿Esta jurisdicción tiene subvenciones abiertas de la Iniciativa de Desarrollo Económico de Áreas Abandonadas (BEDI)?

No

[Beneficiarios de BEDI] Describa los logros y resultados del programa durante el último año.

CR-45 - CDBG 91.520(c)

Especifique la naturaleza y las razones de cualquier cambio en los objetivos del programa de la jurisdicción e indicaciones de cómo la jurisdicción cambiaría sus programas como resultado de sus experiencias.

Los objetivos del programa en la ciudad de Newburgh permanecen sin cambios.

¿Esta jurisdicción tiene subvenciones abiertas de la Iniciativa de Desarrollo Económico de Áreas Abandonadas (BEDI)?

No

[Beneficiarios de BEDI] Describa los logros y resultados del programa durante el último año.

CR-58 – Sección 3

Identificar el número de personas asistidas y los tipos de asistencia brindada

Total de horas de trabajo	CDBG	HOME	ESG	HOPWA	HTF		
Número total de actividades	0	0	0	0	0		
Total de horas de trabajo							
Total de horas de trabajo de la Sección 3							
Total de horas trabajadas por los trabajadores de la Sección 3							

Tabla 8 – Total de horas de trabajo

Esfuerzos cualitativos - Número de actividades por programa Esfuerzos de	CDBG	HOME	ESG	HOPWA	HTF		
extensión para generar solicitantes de empleo que sean trabajadores destinatarios de vivienda pública	1						
Esfuerzos de extensión para generar solicitantes de empleo que sean trabajadores destinatarios de otros fondos.	1						
Formación directa en el puesto de trabajo (incluidos los aprendizajes).	1						
Capacitación indirecta, como organizar, contratar o pagar la matrícula para capacitación fuera del sitio.							
Asistencia técnica para ayudar a los trabajadores de la Sección 3 a competir por empleos (por ejemplo, asistencia con el currículum, asesoramiento).							
Esfuerzos de divulgación para identificar y asegurar ofertas de empresas de la Sección 3 preocupaciones.							
Asistencia técnica para ayudar a las empresas de la Sección 3 a comprender y presentar ofertas para contratos.							
División de contratos en trabajos más pequeños para facilitar la participación de las empresas de la Sección 3.							
Proporcionó o conectó a los residentes con asistencia en la búsqueda de empleo, lo que incluyó: redactar currículums, prepararse para entrevistas, encontrar oportunidades laborales y conectar a los residentes con servicios de colocación laboral.							
Realizó una o más ferias de empleo.	1						
Proporcionó o conectó a los residentes con servicios de apoyo que pueden proporcionar servicios directos o referencias.							
Proporcionó o conectó a los residentes con servicios de apoyo que ofrecen uno o más de los siguientes: exámenes de salud de preparación para el trabajo, ropa para entrevistas, uniformes, tarifas de pruebas, transporte.							
Ayudó a los residentes a encontrar cuidado infantil.	1						
Ayudó a los residentes a solicitar o asistir a un colegio comunitario o a una institución educativa de cuatro años.							
Ayudó a los residentes a solicitar o asistir a capacitación vocacional/técnica.							
Ayudó a los residentes a obtener capacitación y/o asesoramiento en materia de educación financiera.							
Asistencia en materia de fianzas, garantías u otros esfuerzos para respaldar ofertas viables de empresas de la Sección 3.							
Proporcionó o conectó a los residentes con capacitación sobre el uso de computadoras o tecnologías en línea.							
Promover el uso de un registro empresarial diseñado para crear oportunidades para empresas pequeñas y desfavorecidas.							
Alcance, participación o derivaciones a través del sistema integral del estado, tal como está diseñado en la Sección 121(e)(2) de la Ley de Innovación y Oportunidades en la Fuerza Laboral.	1						

Otro.					

Tabla 9 – Esfuerzos cualitativos - Número de actividades por programa

Narrativo

La ciudad de Newburgh publica oportunidades de empleo para los residentes a través de su sitio web, anuncios de la Administración Pública y anuncios de empleo en todos los edificios públicos. Los residentes cualificados tienen prioridad para las vacantes, y los contratistas reciben información sobre los requisitos de la Sección 3.

FY 2024 Community Development Block Grant (CDBG): Consolidated Annual Performance and Evaluation Report (CAPER)

Department of Planning & Development
March 2025

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Consolidated Annual Performance and Evaluation Report (CAPER)

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

- The Consolidated Annual Performance and Evaluation Report (CAPER) is a report required as part of the Community Development Block Grant (CDBG) program.

- The primary purpose of the CAPER is to report on accomplishments of funded activities within the program year and to evaluate the grantee's progress in meeting one-year goals described in the CDBG Annual Action Plan and long-term goals described in the CDBG Consolidated Plan.

- The CAPER also provides grantees an opportunity to evaluate the effectiveness of their programs.

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Consolidated Annual Performance and Evaluation Report (CAPER)

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

- The CAPER is submitted to the United States Department of Housing and Urban Development (HUD) within 90 days after the end of its program year.
- The City of Newburgh program year: January 1 – December 31.
- The CAPER must be submitted by March 31.

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Consolidated Annual Performance and Evaluation Report (CAPER)

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

- Requires a 15-Day Public Comment Period.
- Submitted to HUD on-line through the Integrated Disbursement and Information System or “IDIS.”

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City of Newburgh CDBG Program - Refresher

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

- Annual CDBG Projects/Activities are driven by Priority Needs identified in the Consolidated Plan.
- Also referred to as the “Con Plan” or “Five-Year Plan.”
- The Consolidated Plan is designed to help states and local jurisdictions assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions.

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City of Newburgh CDBG Program - Refresher

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Current Consolidated Plan – Priority Needs:

- Infrastructure Improvements
- Economic Development
- Quality of Life
- Housing

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FY2024: Year 4 of the 5 Year Plan
2020 - 2024

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Summary of FY2024 Projects/Activities

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FY2024 Projects/Activities

- Housing
- Park Improvements
- Complete Streets
- Neighborhood Services
- Administration

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FY2024 Projects/Activities

In Rem Property Project
Priority Need Supported: Housing

Summary:

- Salaries/Benefits for 3 City of Newburgh employees.
- In Rem Property Team maintained the habitability of 28 residential properties returned to the City of Newburgh through the foreclosure process.

Activities included:

- Securing properties/Adding New locks
- Light property maintenance such as mowing, snow removal, installation of plywood window covers.

CDBG In Rem Property funds spent in 2024: $238,660.89

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FY2024 Projects/Activities

Homeowner Assistance Project
Priority Need Supported: Housing

Summary: Construction Materials for Homeowner Repair Program (Managed by Habitat for Humanity of Greater Newburgh)

Activities included:

- Roof materials

CDBG Homeowner Assistance funds spent in 2024: $21,747.15

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FY2024 Projects/Activities

Park Improvements Project
Priority Need Supported: Quality of Life

Summary: Provide improvements to City of Newburgh Parks.

Activities included:
- Splashpad Project
- Development of Delano Hitch Recreation Park “Tot” Lot construction bid specifications.

CDBG Park Improvements funds spent in 2024: $31,888.60

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FY2024 Projects/Activities

Complete Streets Project
Priority Need Supported: Infrastructure

Summary: Projects to support upgrades to safe street access/ reconfiguration in the City of Newburgh.

Activities included:

- Provided project funds for ADA curb/sidewalk upgrade project.

CDBG Complete Streets funds spent in 2024: $21,091.24

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FY2024 Projects/Activities

Neighborhood Services Project – Summer Film Festival, National Nigh Out
Priority Need Supported: Quality of Life

Summary: Neighborhood Services to provide summer movie nights activities in the City of Newburgh.

- Summer Film Festival: Outreach to approximately 1,000 film attendees over 6 weeks.
- Movie night includes crafts/activities, cookout and waterplay.
- National Night Out Activities.

CDBG Neighborhood Services funds for Summer Film Festival, National Night Out spent in 2024: $52,332.29

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FY2024 Projects/Activities

Neighborhood Services Project – Workforce Development
Priority Need Supported: Economic Development

Summary: Neighborhood Services activities to provide on-the-job training and hiring for City of Newburgh residents.

- Workforce Development Initiative: “Below the Line Bootcamp” On-the-Job workforce training.

CDBG Neighborhood Services funds spent for workforce development in 2024: $10,000.00

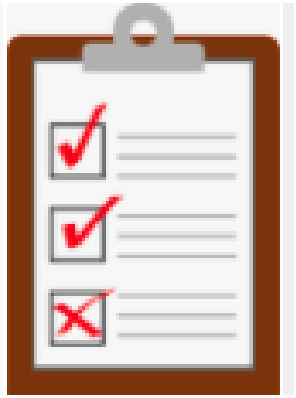
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FY2024 Projects/Activities

Administration

Summary: Supports the Administrative activities for the Community Development Block Grant, including salary and benefits for the Director of Community Development, as well as public notice and mail costs, Spanish interpretation and translation.

CDBG Administration funds spent in 2024: $150,298.97



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AF 2024 Subvención en bloque de de Desarrollo Comunitario (CDBG): Informe anual de rendimiento y Evaluación Consolidado (CAPER)

Departamento de Planificación y Desarrollo

Marzo 2025

EQUAL HOUSING OPPORTUNITY

Informe Anual de Rendimiento y Evaluación Consolidado(CAPER)

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

- El Informe Anual de Rendimiento y Evaluación Consolidado (CAPER) es un informe requerido como parte del programa de Subvención en Bloque para el Desarrollo Comunitario (CDBG, por sus siglas en inglés).

- El propósito principal del CAPER es informar sobre los logros de las actividades financiadas dentro del año del programa y evaluar el progreso del concesionario en el cumplimiento de las metas de un año descritas en el Plan de Acción Anual de CDBG y las metas a largo plazo descritas en el Plan Consolidado de CDBG.

- El CAPER también brinda a los concesionarios la oportunidad de evaluar la efectividad de sus programas..

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Informe Anual de Rendimiento y Evaluación Consolidado(CAPER)

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

- El CAPER se presenta al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) dentro de los 90 días posteriores al final de su año programático.

- Año del programa de la ciudad de Newburgh: 1 de enero - 31 de diciembre.

- El CAPER debe ser presentado antes del 31 de marzo.

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Informe Anual de Rendimiento y Evaluación Consolidado(CAPER)

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

- Requires a Requiere una audiencia pública y un período de comentarios públicos de 15 días.
- Presentado a HUD en línea a través del Sistema Integrado de Desembolso e Información o "IDIS".

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Ciudad de Newburgh CDBG Programa - Acutalizamiento

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

- Los proyectos/actividades anuales del CDBG están impulsados por las Necesidades Prioritarias identificadas en el Plan Consolidado.

- También conocido como el "Plan Con" o "Plan Quinquenal".

- El Plan Consolidado está diseñado para ayudar a los estados y jurisdicciones locales a evaluar sus necesidades de vivienda asequible y desarrollo comunitario y las condiciones del mercado, y para tomar decisiones de inversión basadas en datos y en el lugar.

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Ciudad de Newburgh CDBG Programa - Acutalizamiento

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Plan Consolidado Actual – Necesidades Prioritarias:

- Mejoras en la Infraestructura
- Desarrollo Economico
- Calidad de Vida
- Vivienda

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AF2024: Año 3 del Plan de 5 Años
2020 - 2024

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Resumen del AF2024
Proyectos/Actividades

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AF2024 Proyectos/Actividades

- Vivienda
- Mejoras de Parques
- Calles Completas
- Servicios a Vecindarios
- Administración

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AF2024 Proyectos/Actividades

Proyecto de Propiedades In Rem
Necesidad Prioritaria Apoyada: Vivienda

Resumen:

- Salarios/beneficios para 3 empleados de la ciudad de Newburgh.
- Equipo de Propiedades In Rem mantuvo la habitabilidad de 28 propiedades residenciales devueltas a la Siudad de Newburgh a través del proceso de ejecución hipotecaria.

Actividades incluyeron:

- Protección de Propiedades/Adición de Nuevas Cerraduras
- Mantenimiento de propiedades ligeras como siega, remoción de nieve, instalación de cubiertas de ventanas de madera contrachapada.

CDBG Fondos In Rem Property gastados en 2024: $238,660.89

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AF2024 Proyectos/Actividades

Proyecto de Asistencia a Propietario de Vivienda
Necesidad Prioritaria Apoyada: Vivienda

Resumen: Reemplazo de la línea de servicio de agua de emergencia con plomo / sin plomo, 2 propietarios

Actividades Incluyeron:

- Excavación de emergencia y reemplazo de líneas de servicio de agua.

CDBG Fondos de Asistencia a Propietario de Vivienda gastados en 2024: $21,747.15

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AF2024 Proyectos/Actividades

Proyecto de Mejoras del Parque
Necesidad Prioritaria Apoyada: Calidad de vida

Resumen: Proporcionar mejoras a los parques de la Ciudad de Newburgh.

Actividades Incluyeron:

- Proyecto de Chapoteo
- Desarrollo de las especificaciones de la licitación de construcción del lote “pequeño” del Parque Recreativo Delano Hitch.

CDBG Fondos de mejoras del parque gastados en 2024: $31,888.60

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AF2024 Proyectos/Actividades

Proyecto Calles Completas
Necesidad Prioritaria Apoyada: Infraestructura

Resumen: Proyectos para apoyar las actualizaciones para el acceso seguro a la calle / reconfiguración en la Ciudad de Newburgh.

Actividades Incluyeron:

- Se proporcionaron fondos igualitarios del proyecto para el proyecto de actualización de la acera de la ADA.

CDBG Fondos de Calles Completas gastados en 2024: $21,091.24

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AF2024 Proyectos/Actividades

Proyecto de Servicios Vecinales – Festival de Cine de Verano
Necesidad Prioritaria Apoyada: Calidad de vida

Resumen: Servicios vecinales para proporcionar actividades de noches de cine de verano en la ciudad de Newburgh.

- Festival de Cine de Verano: Alcance a aproximadamente 1,000 asistentes de cine durante 6 semanas.
- La noche de cine incluye manualidades / actividades, comida al aire libre y juegos acuáticos.

CDBG Fondos de Servicios Vecinales para el Festival de Cine de Verano gastados en 2024 : $52,332.29

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AF2024 Proyectos/Actividades

Proyecto de Servicios Vecinales – Desarrollo de la Fuerza Laboral
Necesidad Prioritaria Apoyada: Desarrollo Económico

Resumen: Actividades de Servicios Vecinales para proporcionar capacitación y contratación en el trabajo para los residentes de la Ciudad de Newburgh.

- Iniciativa de Desarrollo de la Fuerza Laboral: “Entrenamiento Below the Line" Capacitación de la fuerza laboral en el trabajo.

CDBG Fondos de Servicios Vecinales gastados para el desarrollo de la fuerza laboral en 2024: $10,000.00

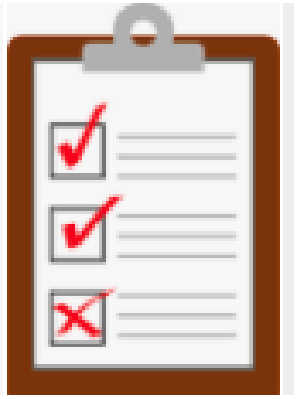
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AF2024 Proyectos/Actividades

Administración

Resumen: Apoya las actividades administrativas para la Subvención en Bloque para el Desarrollo Comunitario, incluido el salario y los beneficios para el Director de Desarrollo Comunitario, así como los costos de aviso público y correo, interpretación y traducción al español.

CDBG Fondos de Administración gastados en 2024: $150,298.97



EQUAL HOUSING OPPORTUNITY

RESOLUTION NO.: 93-2025

OF

APRIL 28, 2025

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A PAYMENT IN LIEU OF PAVING FROM CENTRAL HUDSON GAS & ELECTRIC CORPORATION

WHEREAS, Central Hudson Gas & Electric Corporation ("Central Hudson") recently replaced several gas main and service lines to individual homes and businesses in the general map area annexed to this resolution; and

WHEREAS, Central Hudson was obligated to pave the affected streets upon completion of its gas main and service line replacement project; and

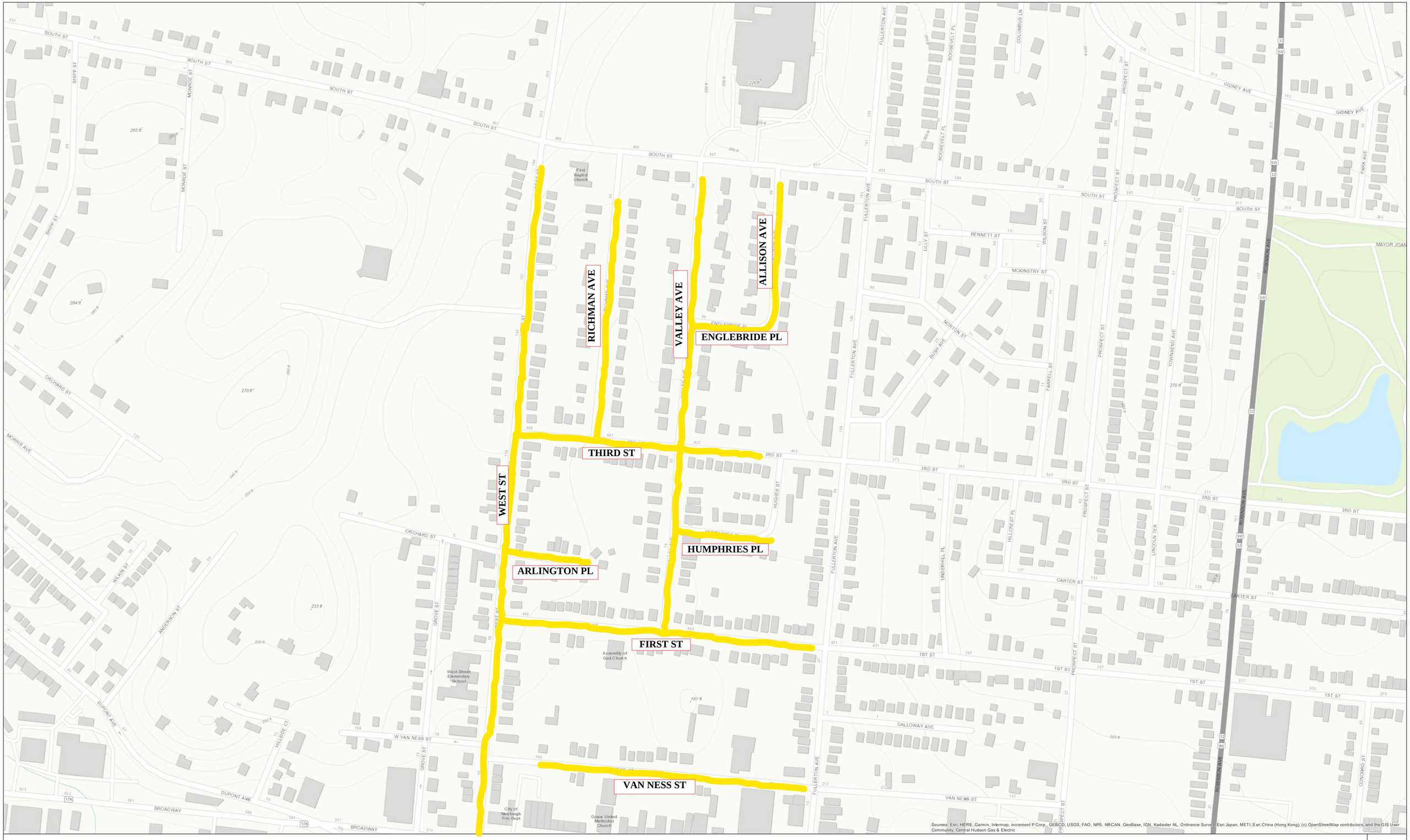
WHEREAS, the City of Newburgh prefers to manage the street paving in the affected areas, owing to other upcoming City infrastructure projects; and

WHEREAS, Central Hudson has offered payment to the City of Newburgh in lieu of its paving obligation in the amount of $212,300.00; and

WHEREAS, this Council believes it is in the best interest of the City of Newburgh to accept this payment in lieu of paving from Central Hudson; and

WHEREAS, this payment in lieu of paving shall be used to increase revenue budget line A.0000.2701.0000.0000 – Miscellaneous Revenue, and expense budget line A.5110.0206.0000.0000 – Highway Resurfacing.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York that the City of Newburgh authorizes the acceptance of a payment in the amount of $212,300.00 from Central Hudson in lieu of Central Hudson's paving obligation in the general map area annexed to this resolution, and the City Manager is hereby authorized to execute documents to effectuate the acceptance of said payment from Central Hudson.



CHGE Gas Facilities

N

Central Hudson

From: Pola, Stefanie
To: Kaufman, Jeremy
Cc: Morris, Jason; Malizia, Jason; Sweeney, Brian; Garrison, George
Subject: RE: Fullerton West Paving
Date: Tuesday, September 24, 2024 3:40:20 PM

Jeremy,

We included above and beyond as always on all our paving, see below for breakdown per st. The main was figured at 10' wide by 9700' Length and the crossing (laterals/services) were figured at 15'Length x 5'wide which is a lot more than we would normally pave the crossings at and some figured at more than the length of the actual crossings at it's just easier to round up. If you want measurements shown on a map for all 300 services and ll of the main this may take quite a bit of time and will create a very confusing and congested map. Let me know if this answers your questions and if this will suffice as back up and yes this was all figured at $2/Sq Ft.

Main Install by Street:

	Length (ft.)	Crossings
West St	**2412**	**30**
First St	**1181.1**	**26**
Van Ness St	**1139.4**	**14**
Valley Ave	**1737.4**	**12**
Humphries Place	**355.3**	**5**
Third St	**939.7**	**7**
Englebridge Place	**274.3**	**1**
Allison Ave	**530**	**6**
Richman ave	**841**	**17**
Arlington pl	**290**	**4**
Grand Total	**9,700.2**	**122**

Respectfully,
Stefanie Pola

From: Kaufman, Jeremy <jkaufman@cityofnewburgh-ny.gov>
Sent: Tuesday, September 24, 2024 2:28 PM
To: Pola, Stefanie <SPola@cenhud.com>
Cc: Morris, Jason <JMorris@cityofnewburgh-ny.gov>; Malizia, Jason <JMalizia@cenhud.com>; Sweeney, Brian <BSweeney@cenhud.com>; Garrison, George <GGarrison@cityofnewburgh-ny.gov>
Subject: RE: Fullerton West Paving

Stef,

Received. Adding George, Brian, Jason Morris and Jason Malizia back onto this e-mail

thread.

The proposal for payment in lieu of paving will require City Council approval. Prior to presenting to Council, staff requests and gathers relevant information to present to Council. For this action item, I'd ask Central Hudson provide 2 pieces of information:

1. Map that specifically shows the areas affected by the payment in lieu of paving proposal. On the map, or in notes on the map, please make sure to distances as measured from a curb (for width) and as measured from a particular street corner (for length). The map should also depict an easy to understand calculation of the number of square feet per street that amounts to the 106,150 square feet total.
2. Confirmation that pavement pricing is effectively $2/square foot.

If you have any questions about these requests, please let me know.

Thanks,
Jeremy

From: Pola, Stefanie <SPola@cenhud.com>
Sent: Monday, September 23, 2024 12:28 PM
To: Kaufman, Jeremy <jkaufman@cityofnewburgh-ny.gov>
Subject: FW: Fullerton West Paving

Respectfully,
Stefanie Pola

From: Pola, Stefanie
Sent: Monday, September 23, 2024 12:24 PM
To: Garrison, George <ggarrison@cityofnewburgh-ny.gov>; Morris, Jason <jmorris@cityofnewburgh-ny.gov>
Subject: FW: Fullerton West Paving

Please see attached proposal as discussed for our portion of paving on the Fullerton West project. Let me know if you have any questions. If not, please sign and return and I will get the check processed and drop off ASAP. Thank you.

Respectfully,
Stefanie Pola

RESOLUTION NO.: ____94_____ - 2025

OF

APRIL 28, 2025

RESOLUTION AMENDING RESOLUTION NO: 249-2024, THE 2025 BUDGET FOR THE CITY OF NEWBURGH, NEW YORK TO INCREASE SEWER FUND EXPENSE LINE CONSTRUCTION AND MAJOR ALTERATIONS TO FUND EMERGENCY SEWER REPAIRS ON LUTHERAN STREET

WHEREAS, by Resolution No. 54-2025 of March 10, 2024, the City Council approved a settlement agreement accepting the payment of $416,041.73 to satisfy costs and expenses related to violations of a sewer industrial discharge permit; and

WHEREAS, an amendment to the 2025 Budget is necessary to increase the Sewer Fund Construction and Major Alterations expense line to fund the emergency sewer repairs on Lutheran Street; the same being in the best interest of the City of Newburgh;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Newburgh that Resolution No.: 249-2024, the 2025 Budget of the City of Newburgh, is hereby amended as follows:

		Decrease	Increase
G.0000.2703.000.0000	Sewer Fund Misc. Revenue		$416,041.73
G.8120.0208	Sewer Fund Construction & Major Alterations		$416,041.73
TOTAL:			$416,041.73

RESOLUTION NO.: 95-2025

OF

APRIL 28, 2025

A RESOLUTION AUTHORIZING THE EXECUTION OF A RELEASE OF RESTRICTIVE COVENANTS AND RIGHT OF RE-ENTRY FROM A DEED ISSUED TO HABITAT FOR HUMANITY OF GREATER NEWBURGH, INC. TO THE PREMISES KNOWN AS 26 PINE STREET (SECTION 7, BLOCK 1, LOT 17)

WHEREAS, on May 19, 2011, the City of Newburgh conveyed property located at 26 Pine Street, being more accurately described on the official Tax Map of the City of Newburgh as Section 7, Block 1, Lot 17, to Habitat for Humanity of Greater Newburgh, Inc. ("Habitat"); and

WHEREAS, the attorney for Habitat has requested a release of the restrictive covenants contained in the deed from the City of Newburgh; and

WHEREAS, this Council believes it is in the best interest of the City of Newburgh and its further development to grant such request;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York that the City Manager be and he is hereby authorized to execute the release, annexed hereto and made a part of this resolution, of restrictive covenants numbered 1, 2, 3, 4, and 5 of the aforementioned deed.

RELEASE OF COVENANTS AND
RIGHT OF RE-ENTRY

KNOWN ALL PERSONS BY THESE PRESENTS, that the City of Newburgh, a municipal corporation organized and existing under the Laws of the State of New York, and having its principal office at City Hall, 83 Broadway, Newburgh, New York 12550, in consideration of TEN ($10.00) DOLLARS lawful money of the United States and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby release and forever quitclaim the premises described as 26 Pine Street, Section 7, Block 1, Lot 17 on the Official Tax Map of the City of Newburgh, from those restrictive covenants numbered 1, 2, 3, 4, and 5 in a deed dated May 19, 2011, from THE CITY OF NEWBURGH to HABITAT FOR HUMANITY OF GREATER NEWBURGH, INC., recorded in the Orange County Clerk's Office on June 14, 2011, in Book 1318, Page 1096 and does further release said premises from the right of re-entry reserved in favor of the City of Newburgh as set forth in said deed.

Dated: _____, 2025

THE CITY OF NEWBURGH

By: _____
Todd Venning, City Manager
Pursuant to Res. No.: _____-2025

STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

On the ____ day of _____ in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared TODD VENNING, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted; executed the instrument.

_____
Notary Public

RESOLUTION NO.: 96-2025

OF

APRIL 28, 2025

A RESOLUTION AUTHORIZING THE EXECUTION OF A RELEASE OF RESTRICTIVE COVENANTS AND RIGHT OF RE-ENTRY FROM A DEED ISSUED TO JEFFRY NORMIL TO THE PREMISES KNOWN AS 63 BEACON STREET (SECTION 48, BLOCK 6, LOT 3)

WHEREAS, on June 17, 2011, the City of Newburgh conveyed property located at 63 Beacon Street, being more accurately described on the official Tax Map of the City of Newburgh as Section 48, Block 6, Lot 3, to Jeffry Normil; and

WHEREAS, the title company acting on Mr. Normil's behalf has requested a release of the restrictive covenants contained in the deed from the City of Newburgh; and

WHEREAS, this Council believes it is in the best interest of the City of Newburgh and its further development to grant such request;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York that the City Manager be and he is hereby authorized to execute the release, annexed hereto and made a part of this resolution, of restrictive covenants numbered 1, 2, 3, 4, and 5 of the aforementioned deed.

RELEASE OF COVENANTS AND
RIGHT OF RE-ENTRY

KNOWN ALL PERSONS BY THESE PRESENTS, that the City of Newburgh, a municipal corporation organized and existing under the Laws of the State of New York, and having its principal office at City Hall, 83 Broadway, Newburgh, New York 12550, in consideration of TEN ($10.00) DOLLARS lawful money of the United States and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby release and forever quitclaim the premises described as 63 Beacon Street, Section 48, Block 6, Lot 3 on the Official Tax Map of the City of Newburgh, from those restrictive covenants numbered 1, 2, 3, 4, and 5 in a deed dated June 17, 2011, from THE CITY OF NEWBURGH to JEFFRY NORMIL, recorded in the Orange County Clerk's Office on July 5, 2011, in Book 13195, Page 1385 and does further release said premises from the right of re-entry reserved in favor of the City of Newburgh as set forth in said deed.

Dated: _____, 2025

THE CITY OF NEWBURGH

By: _____
Todd Venning, City Manager
Pursuant to Res. No.: _____-2025

STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

On the ____ day of _____ in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared TODD VENNING, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted; executed the instrument.

_____
Notary Public

RESOLUTION NO. 97 - 2025

OF

APRIL 28, 2025

A RESOLUTION AUTHORIZING THE EXTENSION OF TIME TO CLOSE TITLE ON PROPERTY LOCATED AT 220 GIDNEY AVENUE (SECTION 7, BLOCK 9, LOT 17) SOLD AT PRIVATE SALE TO JOSE RUIZ

WHEREAS, by Resolution No.: 240-2024 of November 12, 2024, the Council of the City of Newburgh, New York, authorized the sale of 220 Gidney Avenue (Section 7, Block 9, Lot 17) to Jose Ruiz; and

WHEREAS, the purchaser requested a 60-day extension of time to close title for the purpose of completing his financing requirements, and the City Manager granted the request to extend the time to close title until April 15, 2025; and

WHEREAS, the resolution of the issues took longer than expected and the purchaser has requested additional time to close title; and

WHEREAS, this Council has determined that granting the additional requested extension would be in the best interests of the City of Newburgh;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York that an extension of time to close title for the property located at 220 Gidney Avenue is hereby authorized until June 30, 2025.

RICHARD D. FORBES
Attorney at Law
372 Fullerton Ave., Ste 5
Newburgh, New York 12550
rich@rdforbeslaw.com

(845) 565-1744
Telephone

(845) 839-2805
Facsimile (Not for service of papers)

Paralegals
Lynn Politi
Mortgage Closing Department
Katie Peura
Andrew Cammarano

Email
lynnpoliti@rdforbeslaw.com

katie@rdforbeslaw.com
andrew@rdforbeslaw.com

April 7, 2025

Jeremy Kaufman
83 Broadway
Newburgh, NY 12550

Re: City of Newburgh's sale to Ruiz
220 Gidney Ave., Newburgh, NY 12550

Dear Mr. Kaufman:

Please see below from our client, Jose Ruiz, with regard to our extension request. Should anything further be needed, please advise and we will provide it as soon as possible.

Dear City of Newburgh Council Members

I hope this email finds you well. My name is Jose Luis Ruiz, and I am reaching out to formally request an extension due to unforeseen circumstances involving our contractor for property 220 Gidney Newburgh, NY 12550
In December 2024, we engaged Chutos Contractor to work on our project. He initially visited the property and assured us that he would provide an estimate and contract within a few days. However, after repeated follow-ups, we did not receive the contract until February, at which point he explained that his secretary had quit, causing the delay. Once we received the contract, we submitted it to our lawyer and began completing the necessary paperwork for our loan.

During this time, we sent Chutos Contractor additional documents required by the bank, but despite persistent efforts from myself, my fiancée, and my realtor—including multiple calls and emails—he remained unresponsive. In mid March, he finally replied, instructing us to resend the paperwork, which we did immediately. After allowing him time to complete the required forms, we followed up again, only to find that the bank still had not received them.

My realtor was eventually able to reach someone in his office who informed us that he had been ill but would complete the paperwork soon. Unfortunately, a few days later, Chutos Contractor informed us that he was withdrawing from the contract, citing the paperwork as too extensive. This unexpected decision left us without a contractor and significantly delayed our progress.

As of April 2nd, we have secured a new contractor who is actively working to finalize the contract and complete the necessary bank paperwork. I sincerely apologize for any inconvenience this delay may have caused and respectfully request an extension to allow us to move forward with the project.

Thank you for your time and consideration. Please let me know if any additional information is required.

Best regards,
Jose Luis Ruiz

Very truly yours,

Richard D. Forbes

Richard D. Forbes, Esq.

RDF:km

RESOLUTION NO.: 240 - 2024

OF

NOVEMBER 12, 2024

A RESOLUTION TO AUTHORIZE THE CONVEYANCE OF REAL PROPERTY KNOWN AS 220 GIDNEY AVENUE (SECTION 7, BLOCK 9, LOT 17) AT PRIVATE SALE TO JOSE RUIZ FOR THE AMOUNT OF $150,000.00

WHEREAS, the City of Newburgh has acquired title to several parcels of real property by foreclosure *In Rem* pursuant of Article 11 Title 3 of the Real Property Tax Law of the State of New York; and

WHEREAS, pursuant to Section 1166 of the Real Property Tax Law the City may sell properties acquired by foreclosure *In Rem* at private sale; and

WHEREAS, the City of Newburgh desires to sell a parcel of real property identified as 220 Gidney Avenue, being more accurately described as Section 7, Block 9, Lot 17, respectively, on the official tax map of the City of Newburgh; and

WHEREAS, the prospective buyer has offered to purchase this property at private sale; and

WHEREAS, this Council has determined that it would be in the best interests of the City of Newburgh to sell said property to the prospective buyer for the sum as outlined below, and upon the same terms and conditions annexed hereto and made a part hereof,

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York, that the sale of the following property to the indicated purchaser be and hereby is confirmed and the City Manager is authorized and directed to execute and deliver a quitclaim deed to said purchaser upon receipt of the indicated purchase price in money order, good certified or bank check, made payable to THE CITY OF NEWBURGH, such sums are to be paid on or before Friday, February 14, 2025, being approximately ninety (90) days from the date of this resolution; and

Property address	Section, Block, Lot	Purchaser	Purchase Price
220 Gidney Avenue	7 – 9 – 17	Jose Ruiz	$150,000.00

BE IT FURTHER RESOLVED, by the Council of the City of Newburgh, New York, that the parcel is not required for public use.

I, Katrina Cotten, City Clerk of the City of Newburgh hereby certify that I have compared the foregoing with the original resolution adopted by the Council of the City of Newburgh at a regular meeting held 11/12/24 and that it is a true and correct copy of such original.
Witness my hand and seal of the City of Newburgh this 13th day of NOV 2024

Katrina Cotten
City Clerk

RESOLUTION NO.: 98 - 2025

OF

APRIL 28, 2025

A RESOLUTION AUTHORIZING THE TRANSFER OF REAL PROPERTY TO THE NEWBURGH COMMUNITY LAND BANK, INC. IN THE AMOUNT OF $4.00

WHEREAS, the Newburgh Community Land Bank, Inc. was incorporated pursuant to Article 16 and Section 402 of the Not-for-Profit Corporation Law and is a Type C Not-For-Profit corporation as defined in Section 201 of the Not-For-Profit Corporation Law; and

WHEREAS, the mission of the Newburgh Community Land Bank, Inc. is to stimulate planning, economic development and neighborhood revitalization by acquiring, managing and disposing of vacant, abandoned and underutilized properties in a responsible manner in collaboration with community stakeholders, developers and other governmental agencies in order to improve the quality of life in Newburgh; and

WHEREAS, upon the request of the Newburgh Community Land Bank, Inc., this Council has determined that transferring title of the parcels on the attached Schedule A is in the best interests of the City of Newburgh and its further development;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Newburgh approves the sale of the properties listed in Schedule A to the Newburgh Community Land Bank in the amount of $4.00, and the City Manager is authorized and directed to execute and deliver a quitclaim deed and other documents necessary to effectuate the transfer to the Newburgh Community Land Bank, Inc.; and

BE IT FURTHER RESOLVED, by the Council of the City of Newburgh, New York, that the parcels named in this resolution are not required for public use.

SCHEDULE A

Property Address	SBL	2024 Assessed Value
161 Lander Street	18-4-48	$23,200.00
11 South Miller Street	30-1-24	$68,700.00
47 Lutheran Street	29-3-10	$63,000.00
302 Grand Street	10-2-29	$42,400.00

11 S. Miller: $760,000 in remediation, stabilization and construction costs only ($840K total development cost) based on what we just spent at 39 S. Miller. This home is being sold for $239,000 to a local first time homebuyer (who is also getting additional grants to reduce the cost). This building will be combined with other properties to do a group of 4-6 homes for homeownership with rental units ($3.5 Million or more combined total development costs) and will result in 12-16 units of affordable housing.

161 Lander: We are planning on trading this lot with Habitat for Humanity for 80 Lander, which we are adding to the Restore NY project (72-76-78 Lander, 61 Campbell) for parking. The Restore NY project is estimated at $5 Million or more combined total development cost and will create a total of 12-14 affordable rental units with commercial storefronts and parking. Habitat plans to build a single family home for homeownership on 161 Lander. .

302 Grand: $1 Million or more for new construction of a 3-5 family home with garage/parking (possibly will be grouped with other vacant lots for a scattered site infill construction homeownership project- $5 Million depending on number of homes and other variables)

47 Lutheran: $850,000 new construction 3 family home- owner occupant with rental units, to be grouped with other scattered site infill construction

RESOLUTION NO.: _____ - 2025

OF

APRIL 14, 2025

A RESOLUTION AUTHORIZING THE TRANSFER OF REAL PROPERTY
TO THE NEWBURGH COMMUNITY LAND BANK, INC.
IN THE AMOUNT OF $4.00

WHEREAS, the Newburgh Community Land Bank, Inc. was incorporated pursuant to Article 16 and Section 402 of the Not-for-Profit Corporation Law and is a Type C Not-For-Profit corporation as defined in Section 201 of the Not-For-Profit Corporation Law; and

WHEREAS, the mission of the Newburgh Community Land Bank, Inc. is to stimulate planning, economic development and neighborhood revitalization by acquiring, managing and disposing of vacant, abandoned and underutilized properties in a responsible manner in collaboration with community stakeholders, developers and other governmental agencies in order to improve the quality of life in Newburgh; and

WHEREAS, upon the request of the Newburgh Community Land Bank, Inc., this Council has determined that transferring title of the parcels on the attached Schedule A is in the best interests of the City of Newburgh and its further development;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Newburgh approves the sale of the properties listed in Schedule A to the Newburgh Community Land Bank in the amount of $4.00, and the City Manager is authorized and directed to execute and deliver a quitclaim deed and other documents necessary to effectuate the transfer to the Newburgh Community Land Bank, Inc.; and

BE IT FURTHER RESOLVED, by the Council of the City of Newburgh, New York, that the parcels named in this resolution are not required for public use.

SCHEDULE A

Property Address	SBL	2024 Assessed Value
161 Lander Street	18-4-48	$23,200.00
11 South Miller Street	30-1-24	$68,700.00
47 Lutheran Street	29-3-10	$63,000.00
302 Grand Street	10-2-29	$42,400.00

RESOLUTION NO.: 99 - 2025

OF

APRIL 28, 2025

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE SUBMISSION OF A NEW YORK STATE CONSOLIDATED FUNDING APPLICATION AND TO ACCEPT IF AWARDED A NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION MUNICIPAL PARKS AND RECREATION PROGRAM GRANT IN AN AMOUNT NOT TO EXCEED $1,000,000.00 WITH A 10% CITY MATCH TO CONSTRUCT THE DELANO-HITCH RECRATION PARK "TOT-LOT" IMPROVEMENTS PROJECT

WHEREAS, the New York State Office of Parks, Recreation and Historic Preservation Municipal Park and Recreation Grant Program has funding available for the construction of recreational facilities and other improvements to municipally owned recreational sites and parks; and

WHEREAS, the City of Newburgh has undertaken the Delano-Hitch Recreation Park "Tot-Lot" Improvements Project (the "Project") to revitalize and expand the existing playground by creating a safe, inclusive and engaging play space for young children and families; and

WHEREAS, the City of Newburgh intends to apply for a grant in the amount of $1,000,000.00, with a 10% City match to construct the Project with the installation of new ADA-compliant playground equipment, safety surfacing, shaded seating areas, perimeter fencing and age-appropriate features to encourage sensory, physical, and social development; and

WHEREAS, the City match will be derived from CDBG 2023 and 2024 Public Facilities CD1.8686.0400.8136.2023 and CD1.8686.0400.8136.2024; and

WHEREAS, the City Council determines that applying for and accepting if awarded a New York State Office of Parks, Recreation and Historic Preservation Municipal Park and Recreation Program Grant for the Project in in the best interests of the City of Newburgh and its further development;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Newburgh, New York that the City Manager be and he is hereby authorized to apply for and accept if awarded a New York State Office of Parks, Recreation and Municipal Park and Recreation Program Grant through the 2025 Consolidated Funding Application process in an amount not to exceed $1,000,000.00 for the Delano-Hitch Recreation Park "Tot-Lot" Improvements Project; and that the City Manager is authorized to execute all such contracts and documentation and take such further actions as may be appropriate and necessary to accept such grant and administer the program funded thereby.

City of Newburgh

GRANT APPLICATION FORM

Grant Requestor:
Please complete the following form and submit the form along with either a hard copy of the grant announcement or the grant announcement website address to the City of Newburgh Grants Administrator for processing. You will be notified when your grant request has been approved to be sent for City Council Resolution.

NOTE: All fields are required unless marked "OPTIONAL."

SECTION A. COMPLETED BY GRANT REQUESTOR		
NAME OF PROJECT FOR GRANT: Tot Lot / Park Improvement / Delano-Hitch Park	NAME OF DEPARTMENT REQUESTING GRANT: Planning and Development	NAME OF DEPARTMENT HEAD/SPONSOR AUTHORIZING GRANT: Alexandra Church
NAME OF GRANT/NAME OF AWARDING AGENCY: Municipal Parks and Recreation Grant Program (MPR)	GRANT SUBMITTAL DATE: May 2, 2025, at 4 p.m.	AMOUNT OF AWARD: The MPR grant opportunity can fund up to 90% of the total eligible project costs, with a matching share requirement of 10%. The maximum grant award is $1,000,000
MATCH REQUIRED? IF YES, AMOUNT AND TYPE: (EX. CASH, IN-KIND)	AMOUNT REQUIRED BY THE CITY OF NEWBURGH: 10%	(OPTIONAL) ANY ADDITIONAL GRANT CONDITIONS:
PROJECT PLAN: Tot Lot / Park Improvement Scope of Project: **The Tot Lot project aims to revitalize and expand the existing playground at Delano-Hitch Park in the City of Newburgh, creating a safe, inclusive, and engaging play space for young children and families. The scope includes the installation of new ADA-compliant playground equipment, safety surfacing, shaded seating areas, perimeter fencing, and age-appropriate features to encourage sensory, physical, and social development. The project aligns with the City's broader mission to invest in community wellness, outdoor recreation, and youth enrichment** Key Stakeholders: City of Newburgh Department of Community Development – Project Lead		

City of Newburgh

GRANT APPLICATION FORM

City Council and Mayor's Office – Oversight and approval Local Families and Children – Primary beneficiaries Project Timeline: (ex. Dates) N/A Planning Phase: Complete (Site plan and vision developed) Bidding Phase: Spring–Summer 2025 Permitting and Approvals: Fall 2025 Construction Start: Spring 2026 Anticipated Completion: Fall 2026 or Early 2027 Grand Opening: Spring 2027 (pending weather and final inspections)
SECTION B. FOR REVIEW BY CITY COMPTROLLER
GRANT MATCH REQUIREMENT REVIEWED? YES/NO: **COMMENTS:**
IN-KIND SERVICES REQUIREMENT REVIEWED? YES/NO **COMMENTS:**
STAFFING ISSUES REVIEWED? YES/NO: **COMMENTS:**
ANY ADDITIONAL COMMENTS:
SECTION D: FOR REVIEW BY CORPORATION COUNSEL
→ APPROVED BY CORPORATION COUNSEL FOR RESOLUTION? YES/NO **CORPORATION COUNSEL SIGNATURE:** Michelle Kelson

City of Newburgh

GRANT APPLICATION FORM

DATE: 4/14/2025

DATE RESOLUTION TO BE SENT TO CITY COUNCIL MEETING:

Add to 4/24/2025 work session for 4/28/2025 Council Meeting

SECTION C: FOR REVIEW BY CITY MANAGER

→ APPROVED BY CITY MANAGER? YES/NO

CITY MANAGER SIGNATURE:_____

DATE:_____

An official website of New York State.
Here's how you know

Municipal Parks and Recreation Grant Program (MPR)



Municipal Parks and Recreation Grant Program (MPR)

Applications now open!!

Program Summary

The New York State Office of Parks, Recreation and Historic Preservation (OPRHP) is pleased to announce a new grant program to fund the development and improvement of municipal parks and recreation sites. Funds for the Municipal Parks and Recreation (MPR) Grant Program are provided by the Clean Water, Clean Air, and Green Jobs Environmental Bond Act of 2022 (the "Bond Act").

Eligible Applicants

Overview (/grants/)

Grant Programs (/grants/grant-programs.aspx)

Consolidated Funding Application (/grants/consolidated-funding-app.aspx)

Calendar (/grants/calendar.aspx)

Awards (/grants/awards.aspx)

Forms Resources (/grants/forms-

Counties, Cities, Towns, and Villages within the boundaries of New York State that own the property where the proposed project is sited are eligible to apply.

Eligible Projects

MPR funding is available for the construction of recreational facilities and other improvements to municipally owned recreational sites and parks. Examples include playgrounds, courts, playing fields, and facilities for swimming, biking, boating, picnicking, hiking, fishing, camping or other recreational activities. Grants will primarily fund construction costs. Preconstruction activities, such as developing plans and design specifications may be included in the project budget, but MPR cannot fund projects that are solely for planning and design without a construction component.

Available Funding

For the 2025 grant cycle, successful MPR project applications will be funded with up to $10 million in Bond Act funds from the Open Space Land Conservation and Recreation category. An additional grant cycle will occur in the future, bringing the program total to $20 million through two rounds of applications.

The MPR grant opportunity can fund up to 90% of the total eligible project costs, with a matching share requirement of 10%. The maximum grant award is $1,000,000. Grants are administered on a reimbursement basis.

Application Period

Applications are now available through the on-line Consolidated Funding Application https://apps.cio.ny.gov/apps/cfa/ (https://apps.cio.ny.gov/apps/cfa/), with an application deadline of May 2, 2025, at 4 p.m.

How to Apply for MPR Funding

- Read the Municipal Parks and Recreation (MPR) Grant Program Guidance document in its entirety (see below).
- Contact the Regional Grants Administrator (RGA) for your project area to discuss your project (see Contact below). RGA's are available in the Agency's Regional

resources.aspx)

Contact
(/grants/contact.aspx)

CONSOLIDATED FUNDING APPLICATION

Application Number 147073

PROGRAMS | LOCATION | DOCUMENTS | QUESTIONNAIRE | REVIEW

Application is NOT FINALIZED

QUESTIONNAIRE

Instructions

To proceed with your application, please answer the following questions.

If your answers are lengthy, we recommend you type your answers into a word processor and paste them into the application so you will always have a copy of your answers. (Note: By design, most of the formatting you create with your word processor will be lost when you paste answers into the application.)

Your answers will be automatically saved whenever you tab to the next question or when you click outside the answer box in which you are working. You may also click the "Save" button at the bottom of the screen to save your responses.

Legend

- the question has been answered
- an answer is required but has not been provided
- an answer is not required and has not been provided
- the answer is "restricted": The answer will only be shared with the state agency/authority that is required to review this application.
- the question and its answers are shared among multiple programs on this application

▸ *Disclaimer*

Toggle Expansion

Show only questions below that are incomplete and required

– Basic Questions

General Project Information

Q_549 **Type of Applicant (select one)**
Applicants will first select a single applicant type from the categories below and then a subtype based on their initial selection. Applicants should review the selections below which provides a list of subtypes by main applicant type.

1. For Profit entity options:
Limited Liability Corporation (LLC)
Limited Liability Partnership (LLP)
Sole Proprietorship
S Corporation
C Corporation
Limited Partnership (LP)

Other- applicant will be required to list their other for-profit designation.

2. Not-for profit entity options:
501(c)(1) Any corporation that is organized under an act of Congress that is exempt from federal income tax;
501(c)(2) Corporations that hold a title of property for exempt organizations;
501(c)(3) Corporations/funds/foundations that operate for religious/ charitable/ scientific/ literary/ educational purposes;
501(c)(4) Nonprofit organizations that promote social welfare;
501(c)(5) Labor, agricultural, or horticultural associations;
501(c)(6) Business leagues/chambers of commerce/etc. that are not organized for profit;
501(c)(7) Recreational organizations; and
Other- applicant will be required to list their other not-for-profit designation.

3. Government entity options:
Federal
State
County
City
Town
Village
Tribal
School District
County or Town Improvement District
District Corporation
Public Authority
Business Improvement District
Fire District
Board of Cooperative Education Services (BOCES)
Public Library
Association Library
Other- applicant will be required to list their other government designation.

Government

Q_15478 Select the government entity of the applicant applying for funding:

- ○ Federal
- ○ State
- ○ County
- ◉ City
- ○ Town
- ○ Village
- ○ Tribal
- ○ School District
- ○ County or Town Improvement District
- ○ District Corporation
- ○ Public Authority
- ○ Business Improvement District
- ○ Fire District
- ○ Board of Cooperative Education Services (BOCES)
- ○ Public Library
- ○ Association Library
- ○ Other

Q_12603 Is the applicant a DBA?

○ Yes ◉ No

Q_556 Select an applicant ID type from the list below that you normally use to identify your organization on application forms.

Click here for Question Requirements

- ○ Charity Reg #
- ○ Duns Number
- ○ Federal Tax ID Number
- ○ NYS Unemployment Insurance Tax Number
- ○ NYS Vendor Identification Number (SFS)
- ◉ Employee Identification Number (EIN)
- ○ Unique Entity Identifier (UEI)

Q_2655 Based on your selection from the previous question, enter the associated ID number.

146002329

min characters: 1 , max characters: 35

Q_969 If you are a business, have you been certified as a New York State Minority or Women-owned Business Enterprise (MWBE)?

- ○ Yes
- ○ No
- ◉ N/A

Applicant

	Answer
Organization Legal Name	Q_546 City Of Newburgh
Applicant First Name	Q_5416 Daphnee
Applicant Last Name	Q_5417 Labidou
Street Address	Q_551 83 Broadway
City	Q_552 Newburgh
State	Q_553 NY - New York
Zip Code (use ZIP+4 if known)	Q_554 12250
Telephone Number (include area code)	Q_651 8455699400
Email Address	Q_555 dlabidou@cityofnewburgh-ny.gov

Contacts

	Primary Contact	Contact Authorized to Execute Contract if Awarded	
Salutation	Q_5257 Ms.	Q_5475 Mr.	Q_5493 M
First Name	Q_547 Daphnee	Q_5476 Todd	Q_1052 A
Last Name	Q_1049 Labidou	Q_5477 Venning	Q_970 C
Title	Q_1050 Director of Community Development	Q_5478 Chief Executive Officer / City Manager	Q_1051 D
Organization	Q_5490 City of Newburgh	Q_5491 City of Newburgh	Q_5492 C
Street Address	Q_3688 83 Broadway	Q_5479 83 Broadway	Q_3693 8
City	Q_3689 Newburgh	Q_5480 Newburgh	Q_3694 N
State	Q_3690 NY - New York	Q_5481 NY - New York	Q_3695 I
ZIP Code	Q_3691 12550	Q_5482 12550	Q_3696 1
Telephone Number	Q_562 8455699400	Q_5483 8455697301	Q_3697 8
Email Address	Q_3692 dlabidou@cityofnewburgh-ny.gov	Q_5484 TVenning@cityofnewburgh-ny.gov	Q_561 a

Q_4199 Please select the primary sector or characterization that best defines this project.

Community Development

Q_4198 Please select the secondary sector or characterization that best defines this project.

Workforce Development

Project Description

Q_575 **Project Description. Concisely describe the project, indicating the location, what will be planned, designed, acquired, and/or constructed, the issues/opportunities to be addressed, and expected outcomes and deliverables. Additional details will be collected later in the application process.**

Click here for Question Requirements

Formats | Font Sizes

The City of Newburgh is proposing the enhancement of the Tot Lot and overall playground area at Delano-Hitch Park, located at 401 Washington Street, Newburgh, NY. This project will include the planning, design, and construction of new, modern, and inclusive playground equipment, safety surfacing, and ADA-compliant access paths to better serve children of all abilities.

The current playground is outdated and does not fully meet the recreational needs of the community, especially for toddlers and children with disabilities. By revitalizing this space, the project aims to promote outdoor physical activity, improve safety, and enhance the overall park experience for families.

Key outcomes will include increased community use, improved accessibility and safety, and a more vibrant and welcoming environment for early childhood play. Deliverables will include finalized design plans, the installation of new play structures, and supporting infrastructure that meets current safety and accessibility standards.

min value: 1 , max value: 1200 Characters: 1011

Q_976 **Statement of need: Provide a brief summary of the need for the project in the geographic area proposed and the project's financing needs, including funding gaps of the proposed project.**

Click here for Question Requirements

Formats | Font Sizes

Delano-Hitch Park serves a diverse, predominantly low- to moderate-income community in the City of Newburgh. The existing Tot Lot is outdated, lacks ADA accessibility, and does not meet the needs of young children or children with disabilities. This project addresses the urgent need for safe, inclusive, and developmentally appropriate play spaces. While the City has identified this as a priority, local funding is limited. A grant is necessary to close the funding gap for planning, design, equipment, and construction. Without support, this underserved area will continue to lack equitable access to quality recreational infrastructure.

min value: 1 , max value: 850 Characters: 640

Q_12626 **Does the project align with the Regional Economic Development Council's Strategic Plan?**

Click here for strategic plans

◉ Yes ○ No

Q_12627 **Explain how the project aligns with the Regional Economic Development Council's Strategic Plan.**

Click here for Question Requirements

Formats | Font Sizes

This project aligns with the Mid-Hudson REDC's Live, Work, Play strategy by enhancing the quality of life and public infrastructure in an economically distressed area. The Tot Lot/Playground Improvement at Delano-Hitch Park supports placemaking and community development, key pillars of the REDC's plan, by investing in inclusive recreational space that fosters family wellness, youth development, and neighborhood vitality. It advances the goals outlined in the REDC's vibrant communities strategy. It creates safe, attractive environments that retain residents, promote equity, and stimulate local economic renewal in the City of Newburgh.

Characters: 641

Q_929 **Current State of Project Development (i.e. planning, preliminary engineering, final design, etc. You may enter N/A for non-project related applications)**

Construction Drawing and Project Manual

min characters: 1 , max characters: 150

Q_975 **Estimated Project Timeline: include project start/completion dates, estimates for design, permitting and construction or other major steps.**

Formats | Font Sizes

Estimated Project Timeline:

Project Start: July 2025

min value: 1 , max value: 850 Characters: 384

Q_580 **Provide a list of all federal, state, and local reviews, approvals, or permits needed or completed, including the dates when they are expected to be completed or were completed. If Not Applicable, indicate "NA".**

NA

min characters: 1 , max characters: 400

Q_12606 **Does this project require State and/or Federal Environmental Review?**

○ Yes ◉ No

Q_12604 **Has a National Environmental Policy Act (NEPA) Record of Decision been issued?**

○ Yes ◉ No

Prior CFA Funding

Q_12625 Has the applicant or project been awarded funding in prior CFA rounds?

○ Yes ◉ No

Q_4160 For each program to which you are applying under the CFA, explain your strategy for proceeding if the full amount of requested funding, required matching funds, and temporary financing are not secured as expected, or committed sources become unavailable.This explanation must address any proposed project phases, and both CFA and non-CFA sources of funds.

Formats | Font Sizes

The City of Newburgh has allocated a portion of the Community Development Block Grant (CDBG) funds toward the Tot Lot/Playground Improvement at Delano-Hitch Park, these funds alone are insufficient to cover the full scope of the project. Therefore, the City is relying on CFA funding to fill critical gaps and move the project forward.
If the full amount of requested CFA funds, matching funds, or temporary financing is not secured, the City will adopt a phased implementation approach. Phase 1 will focus on essential site preparation and installing foundational play elements that address urgent safety and accessibility needs. Subsequent phases, including full equipment buildout and park enhancements, will proceed as additional funding becomes available.
The City will actively pursue other non-CFA funding sources, such as future CDBG allocations, state or federal grants, private donations, and community partnerships. This phased and flexible strategy ensures responsible project management and continued progress toward delivering a safe, inclusive, modern recreational space for Newburgh families.

min value: 1 , max value: 5000 Characters: 1106

− REDC Questions

Questions in this section are specifically related to the Regional Economic Development Council (REDC) Initiative and to the regional strategic plans and priorities as indicated in the program guidelines and/or questions.

Recharge New York

Q_2366 How does your project align with the Regional Economic Development Council's Strategic Plan/Upstate Revitalization Initiative Plan? (strategic plans are located at https://regionalcouncils.ny.gov/)

Click here for Question Requirements

The Tot Lot/Playground Improvement at Delano-Hitch Park aligns with the Mid-Hudson REDC's Live, Work, Play strategy by enhancing community infrastructure and promoting inclusive, vibrant neighborhoods. This project supports Placemaking and Community Development goals, revitalizing a public space in Newburgh to improve quality of life and attract families. It also aligns with the Tourism & Recreation cluster by creating a safer, more welcoming environment that encourages outdoor activity and community engagement. Additionally, the project addresses the region's Equity &

min characters: 1 , max characters: 1000

Q_930 Explain what makes your project a regional economic priority - for example creates jobs, economic investment, sustainability and community revitalization, government efficiency or consolidation etc.

Click here for Question Requirements

The Tot Lot/Playground Improvement at Delano-Hitch Park is a regional economic priority for several reasons. It directly supports the Mid-Hudson REDC's goal of community revitalization by enhancing a vital public space in Newburgh, a historically underserved area. This project will improve safety, accessibility, and the overall quality of life for local families, contributing to a stronger, more engaged community.
Attracting families to the area & increasing park utilization will drive local economic activity through increased foot

min characters: 1 , max characters: 1000

– Standard Questions

ReCharge New York Power Program: General Information and Background

As you complete the portion of Consolidated Funding Application that is specific to the Recharge New York Power Program, you will notice that some questions are designated as "Restricted Questions." The dissemination of information provided in response to Restricted Questions is intended to be limited to the Economic Development Power Allocation Board, NYPA's Board of Trustees, and NYPA staff. If you need to disclose information you believe should be treated as confidential, please do so only in response to Restricted Questions. Also, please identify in the "Other Information" section of the CFA all responses to Restricted Questions that you believe contain confidential information. Once in NYPA's possession, this information will be accorded the protections to which it is entitled under New York law, including Public Officers Law Article 6 (Freedom of Information Law).

Q_5658 Provide a brief description and/or history of applicant's business both generally and at the FACILITY*:

Click here for Question Requirements

The City of Newburgh is a local government entity committed to revitalizing and enhancing public spaces for the benefit of its residents. The Delano-Hitch Park facility, located in a historically underserved area of the city, serves as a critical community space providing recreational opportunities to families, children, and visitors. The park includes a variety of amenities, including a playground, walking paths, and sports fields, and is a focal point for local community engagement and activities.

max characters: no max

Q_15412 Is the Applicant, or any affiliate who would receive the benefit of an award from NYPA, currently the subject of an investigation or litigation by the United States or New York State or any agency thereof?

○ Yes ◉ No

Q_15497 Has the Applicant, or any affiliate who would receive the benefit of an award from NYPA, been determined to be in breach of any contractual obligation to the United States or New York State or any agency thereof within the last 5 years?

○ Yes ◉ No

Q_15500 Has the Applicant, or any affiliate who would receive the benefit of an award from NYPA, been determined to be delinquent on any federal, New York State, or New York State local government tax obligations within the last 5 years?

○ Yes ◉ No

Q_15504 Has the Applicant, or any affiliate who would receive the benefit of an award from NYPA, filed for bankruptcy protection within the last 5 years?

○ Yes ◉ No

Q_15506 Are there any outstanding judgments or liens pending against the Applicant, or any affiliate who would receive the benefit of an award from NYPA, other than liens in the normal course of business?

○ Yes ◉ No

Billing Contact Information

Q_11878 Billing Contact Salutation

Mr. ⌄

Q_11879 **Billing Contact First Name**

David

max characters: 400

Q_11880 **Billing Contact Last Name**

Truong

max characters: 400

Q_11881 **Billing Contact Title**

Assistant City Comptroller

max characters: 400

Q_11882 **Billing Contact Organization**

City of Newburgh

max characters: 400

Q_11883 **Billing Contact Street Address**

83 Broadway

max characters: 400

Q_11884 **Billing Contact City**

Newburgh

max characters: 400

Q_11886 **Billing Contact State**

New York

max characters: 400

Q_11887 **Billing Contact ZIP (please use ZIP+4 if known)**

12550

Integer

Q_11888 **Billing Contact Telephone Number (include area code)**

845-569-7324

Phone number, e.g. ###-###-####

Q_11889 **Billing Contact Email Address**

dtruong@cityofnewburgh-ny.gov Email, e.g. name@example.com

Q_12993 **If you are a business, have you been certified as a New York State Service Disabled Veteran-owned Business (SDVOB)?**

○ Yes ◉ No

Q_1075 **Describe the ownership of the applicant's business including, if applicable, the names of principal owners:**

The applicant, the City of Newburgh, is a municipal government entity and is publicly owned by its residents. As a local government, ownership and control are vested in elected officials, including the Mayor and the City Council.

min characters: 0 , max characters: 800

Company/Applicant Questions

Q_1076 **Identify the applicant's parent and subsidiary companies (if none, please respond with N/A):**

N/A

min characters: 0 , max characters: 500

Q_735 **Describe the product(s) produced and/or service(s) provided at the FACILITY:**

The City of Newburgh is a municipal government that serves as the administrative and governing body for the residents of Newburgh, New York. The City is responsible for managing public services and infrastructure, including public safety, transportation, sanitation, and community development. The City works to improve the quality of life for its residents through various programs, services, and capital improvement projects.

max characters: no max

Q_740 **What is the applicant's Federal Tax ID#?**

Click here for Question Requirements

146002329

Integer min value: 0

Q_11859 **Using the North American Industry Classification System, please provide the six digit NAICS code that applies to the FACILITY:**

Click here for Question Requirements

921120

Integer min value: 0

Q_11960 **Is the applicant a Not-for-Profit Corporation within the meaning of New York Not-for-Profit Corporation Law ("N-PCL") § 102(a)(5)?**

Click here for Question Requirements

◉ Yes
○ No

Q_11961 **Identify the type of corporation (e.g., Type A, B, C, or D as provided for in Not-for-Profit Corporation Law § 201), if known.**

The City of Newburgh is a municipal government and not a corporation under the N

max characters: 400

Q_11962 **Identify the specific section of New York State law under which the applicant is incorporated and exists, if known.**

Classified as a public entity.

max characters: 400

Q_11963 **Identify the date on which the applicant incorporated.**

07/01/1994

Date, e.g. MM/DD/YYYY or YYYY-MM-DD

Q_11968 **Does your Not-for-Profit FACILITY provide critical services or substantial benefits to the local community?**

Click here for Question Requirements

- (●) **Yes**
- ( ) **No**

Q_11969 **Please describe the critical services or substantial benefits that your Not-for-Profit FACILITY provides to the local community.**

The City of Newburgh is a municipal government that serves as the administrative and governing body for the residents of Newburgh, New York. The City is responsible for managing public services and infrastructure, including public safety, transportation, sanitation, and community development. The City works to improve the quality of life for its residents through various programs, services, and capital improvement projects.

max characters: no max

Existing Electric Service

Q_741 **How many years has the FACILITY been in operation?**

Thirty-one years

max characters: 400

Q_2551 **Is the FACILITY owned, or leased in whole or in part, by the Applicant?**

Click here for Question Requirements

- (●) **Owned by the Applicant**
- ( ) **Leased in whole**
- ( ) **Leased in part**

Q_2552 **If FACILITY is leased in whole or in part by the Applicant, is the electric utility account in the name of the Applicant?**

Click here for Question Requirements

○ Yes ◉ No

Q_4385 Is the FACILITY, or will the FACILTY be, LEED or Energy Star Certified?

○ Yes ◉ No

Q_4386 What is the size of the FACILITY in square feet?

1176120

Integer min value: 0

Q_5743 Does (or will) the FACILITY that would receive the power contain a retail business component?

Click here for Question Requirements

○ Yes ◉ No

Q_2557 Please provide the FACILITY's electric service account number. If the FACILITY has more than one account provide all account numbers below separated by commas.

Click here for Question Requirements

N/A

max characters: no max

Q_3462 Select the utility providing current delivery service at the FACILITY:

Click here for Question Requirements

◉ Central Hudson Gas and Electric Corporation
○ Con Edison Company of New York
○ PSEG Long Island
○ National Grid
○ New York State Electric and Gas
○ Orange and Rockland Utilities Inc.
○ Rochester Gas and Electric
○ Municipal Electric District/Rural Electric Cooperative
○ Other

Q_5739 Does this FACILITY use an Energy Service Company (ESCO) for its electricity supply?

○ Yes ◉ No

Q_5508 Is the FACILITY currently at risk of closing or curtailing operations, relocating out of state, or losing a significant number of jobs, due to the current cost of electricity to the applicant? (For new businesses, answer "No.")

○ Yes ◉ No

Q_5500 How many major competitors in the line of business conducted at this FACILITY are located in New York State?

◉ None
○ 1 to 3
○ 4 to 6
○ 7 or more

Q_5501 List the name and city of the FACILITY's major NYS competitor(s), if noted above:

Click here for Question Requirements

None

max characters: no max

Q_13797 What is the cost of electricity as a percentage of the cost of production at the FACILITY?

Click here for Question Requirements

0

Integer min value: 0 , max value: 100

Energy Efficiency Measures

Q_6234 Has the FACILITY undergone an energy audit and/or a detailed feasibility study within the past 5 years?

○ Yes ◉ No

Q_6007 Has the FACILITY had any measures implemented to reduce energy consumption (electricity, gas, oil, etc.) within the last 3 years?

○ Yes ◉ No

Q_6011 Does the applicant plan to implement any measures to reduce energy consumption (electricity, gas, oil, etc.) within the next 3 years at the FACILITY?

○ Yes ◉ No

Q_12900 If the FACILITY were to receive a ReCharge New York power allocation or an extension of a ReCharge New York power allocation, will the applicant agree to undertake an energy efficiency audit (as defined in the help section below), at the FACILITY in which the allocation is consumed, at least once during the term of the allocation, at the Applicant's own expense?

Click here for Question Requirements

◉ Yes ○ No

Q_6267 If the FACILITY were to receive a ReCharge New York power allocation or an extension of a ReCharge New York power allocation, will the applicant agree to make the FACILITY available at reasonable times for energy audits and assessments if required by NYPA?

◉ Yes ○ No

Q_6268 If the FACILITY were to receive a ReCharge New York power allocation or an extension of a ReCharge New York power allocation, is the applicant willing to implement audit-identified energy efficiency measures during the term of the allocation?

◉ Yes ○ No

Q_6269 If the FACILITY were to receive a ReCharge New York power allocation or an extension of a ReCharge New York power allocation, will the applicant agree to provide information requested by NYPA or its designee in surveys, questionnaires and other information requests relating to energy efficiency and energy-related projects, programs and services?

◉ Yes ○ No

Q_12901 Which of the following types of allocations is the facility applying for: an allocation to support the retention of an existing business or not-for-profit organization and jobs in New York State (Retention), an allocation to support either an expansion to an existing FACILITY or a new FACILITY (Expansion), or an extension to an existing allocation (Extension)? (Please note, the facility must be applying for at least one of the aforementioned options for this application to be considered.)

Click here for Question Requirements

☑ Retention
☐ Expansion
☐ Extension

Q_13801 Please provide the total capitalization of the FACILITY in dollars. This would represent the total value of the applicant's assets at the FACILITY. (For new businesses, please provide the FACILITY's projected capitalization.)

Click here for Question Requirements

$ 800000
min value: 0

ReCharge New York Retention Allocation Request (Existing Facility)

Q_7476 Is the facility applying for an allocation to support the retention of an existing business or not-for-profit organization and jobs in New York State? (Please respond "No" to this question if you are a current ReCharge New York customer applying for an extension)

Click here for Question Requirements

◉ Yes ○ No

Q_7477 How much ReCharge New York power (in kW) is the applicant requesting for the FACILITY to help maintain operations and/or retain existing employment?

Click here for Question Requirements

400
Integer min value: 0 , max value: 1000000

Q_7478 How would a ReCharge New York allocation affect (1) the applicant's competitive position generally and (2) the applicant's operations at the FACILITY?

Click here for Question Requirements

A ReCharge New York power allocation would strengthen the City of Newburgh's competitive position by reducing operational costs associated with the facility's energy needs. As Newburgh continues to revitalize its community infrastructure, access to affordable and reliable energy will allow the City to redirect financial resources towards expanding and enhancing public services and recreational offerings. This will help improve the City's ability to attract additional grants, partnerships, and support for future community development projects, making it a more competitive

max characters: no max

Q_7479 **For existing businesses describe the anticipated impact a ReCharge New York Power allocation would have on current employment at the FACILITY:**

Although the City of Newburgh operates Delano-Hitch Park as a public facility rather than a typical business, a ReCharge New York power allocation would have a positive effect on employment at the facility. By reducing the costs associated with energy consumption, the City would be able to reallocate resources to maintain and expand park services, which could support the retention of current staff and potentially create new positions. This includes park maintenance workers, event coordinators, security personnel, and staff for community programs.

max characters: no max

Q_7481 **What is the FACILITY's current existing employment in Full Time Equivalents (FTE)? Employment should be entered on a Full Time Equivalent (FTE) basis. An Employee working a minimum of 35 hours per week equals 1 FTE. Two part time employees each working a minimum of 20 hours per week should be counted as 1 FTE. Employees should be located at the facility applying for the allocation. There should only be one facility per application. The project address listed within the application should correspond with the utility account numbers provided.**

Click here for Question Requirements

0

Integer min value: 0

Q_7482 **How many of the Full Time Equivalents listed above are comprised of part time employees?**

Click here for Question Requirements

0

Integer min value: 0

Q_7483 **How many jobs would the applicant be willing to contractually commit to retain at the FACILITY as a condition to receiving a ReCharge New York power allocation?**

2

Integer min value: 0

Q_7484 **What is the average annual wage for the employees listed above?**

Click here for Question Requirements

$ 0

min value: 0

Q_7486 **What is the capital investment amount planned at the FACILITY over the next 5 years?**

Click here for Question Requirements

$ 800000

min value: 0

Q_7487 **Please describe the capital investments included in the amount above:**

Click here for Question Requirements

The $800,000 allocated for the Tot Lot/Playground Improvement at Delano-Hitch Park will cover several critical capital investments designed to modernize and enhance the park's recreational facilities. These investments include:

Playground Equipment: Funds will be used to purchase and install new, ADA-compliant playground equipment, ensuring accessibility for children of all abilities. This will include slides, swings, climbing structures, and sensory play

max characters: no max

Q_7488 **What amount of the total 5 year capital investment pertains to "bricks and mortar" investment?**

Click here for Question Requirements

$ 0

min value: 0

Q_7489 **Of the total 5 year capital investment dollars listed above, how much would the applicant be willing to contractually commit to invest at the FACILITY as a condition to receiving a ReCharge New York power allocation?**

$ 800000

min value: 0

ReCharge New York Contract Extension Allocation Request (Existing Customers Only)

Q_6297 **Is the FACILITY applying for an extension of an existing ReCharge NY allocation (existing customers only)?**

○ Yes ◉ No

ReCharge New York Expansion Allocation Request (New Facility or Existing Facility Expansion Plans)

Q_7447 **Is the applicant requesting an allocation to support either an expansion to an existing FACILITY or a new FACILITY? (Please respond "No" to this question if you are a current ReCharge New York customer applying for an extension)**

Click here for Question Requirements

◉ Yes ○ No

Q_7448 **Please describe the FACILITY expansion project or new FACILITY:**

Click here for Question Requirements

The Delano-Hitch Park expansion project focuses on the enhancement and modernization of the existing park's playground and recreational areas to better serve the community. The project involves significant upgrades to the current Tot Lot/Playground, which is in need of renovation to improve safety, accessibility, and overall recreational opportunities for local children and families.

max characters: no max

Q_7449 **Please describe the business reason(s) for expansion or new FACILITY:**

Click here for Question Requirements

The Delano-Hitch Park expansion project is driven by several key business and community-focused reasons, all of which align with the City of Newburgh's broader goals of revitalization and growth:

Increased Demand for Recreational Space: As the population grows and the demand for quality recreational spaces rises, the City must modernize its public facilities to accommodate a more diverse and growing community. Upgrading

max characters: no max

Q_7451 **How much ReCharge New York power (in kW) is the applicant requesting for the expansion project or new FACILITY? Determine your request by assessing the new additional electric peak demand (kW) expected to register on the meter as a result of the specific expansion project or new FACILITY. (Do not include electric demand (kW) already registering on the meter at the FACILITY.)**

Click here for Question Requirements

400

Integer min value: 0 , max value: 1000000

Q_7452 **What is the additional monthly energy usage (kWh) expected as a result of this expansion project or new FACILITY?**

Click here for Question Requirements

400

Integer min value: 0

Q_7453 **What is the anticipated project start date (Month, Year)?**

12/01/2025

Date, e.g. MM/DD/YYYY or YYYY-MM-DD

Q_7454 **What is the anticipated project completion date (Month, Year)?**

09/30/2027

Date, e.g. MM/DD/YYYY or YYYY-MM-DD

Q_7455 **Please describe the phases of the expansion project or new FACILITY, if any:**

Click here for Question Requirements

Planning and Design Phase:
Site Assessment: Evaluate the current infrastructure and park conditions, identify areas for improvement or expansion.

Design Development: In this phase, the park's new features or improvements will be designed, including playgrounds, recreational facilities, park buildings, or landscaping. This includes preparing site plans and architectural drawings.

max characters: no max

Q_7456 **Please describe any major machinery & equipment, systems or components that will be part of the expansion project or new FACILITY:**

Click here for Question Requirements

Park expansion project will involve the installation of several key systems and equipment to ensure the facility is modernized, safe, and fully functional. These include:

Playground Equipment:
New, durable, and ADA-compliant playground structures will be installed, including:

max characters: no max

Q_7457 **What is the total project cost estimate for this facility expansion or new FACILITY?**

Click here for Question Requirements

$ 400000

min value: 0

Q_7459 How much of the Total Project Cost Estimate is related to "bricks and mortar" investment?

Click here for Question Requirements

$ 0

min value: 0

Q_7460 Please provide the total number of NEW jobs that will be created as a result of the expansion project or new FACILITY, if any. (For an expansion of an existing facility, any new jobs must be above current employment level of the existing facility):

Click here for Question Requirements

0

Integer min value: 0

Q_7461 Of the total jobs for the expansion project or NEW FACILITY, how many jobs would your company be willing to contractually commit to in return for a ReCharge New York allocation? (This can include NEW jobs created as a result of the expansion project in addition to existing jobs if applicable.)

Click here for Question Requirements

0

Integer min value: 0

Q_7470 What will the average annual wages be for the NEW employees listed above?

Click here for Question Requirements

$ 0

min value: 0

Q_7472 Please provide the anticipated time frame (month and year) that the NEW employees listed above will be hired (If none respond with N/A).

N/A

max characters: 400

Green Jobs

Q_13880 Does the applicant engage in business operations that will support the retention and/or creation of green jobs in New York State?

○ Yes ◉ No

Other Information

Q_875 Please identify all financial or other support the applicant receives, will receive, or has requested, if any, from the State of New York or State agency or entity regarding the FACILITY.

The City of Newburgh has received, is seeking, and may request the following financial or other support from the State of New York or state agencies for the Delano-Hitch Park expansion and operations:

Community Development Block Grant (CDBG) Funds:
The City has applied for CDBG funds to support the improvements, including upgrades to playground equipment,

max characters: no max

Q_876 Any additional information you may wish to include (suggestions include, but are not limited to, long term investment plans, capital investment history and company's growth potential):

Click here for Question Requirements

N/A

max characters: no max

Q_877 List any questions contained in this application for which the applicant considers its responses to be confidential (list question number(s) separated by commas):

N/A

max characters: no max

Q_1088 Describe the basis for confidential treatment of the information identified in response to the previous question:

Click here for Question Requirements

N/A

max characters: no max

Recharge New York Power Program Certifications

Q_6467 I certify that (a) I am authorized to act on behalf of the applicant for a Recharge New York power allocation, and (b) all information provided in this application, including any attachments, is true, accurate and correct to the best of my knowledge and the knowledge of the applicant. On behalf of the applicant, I further understand and acknowledge that: (a) the applicant may be required to provide additional information upon request by the Economic Development Power Allocation Board and NYPA before any decision is made on this application; (b) Recharge New York power program allocations are subject to review and approval by the Economic Development Power Allocation Board and the New York Power Authority Board of Trustees; and (c) and notwithstanding an award of an allocation of Recharge New York power, such allocation will be subject to the terms and conditions agreeable to NYPA and set forth in a separate written contract between the applicant and NYPA governing the provision and sale of the power that is the subject of the allocation.

◉ Yes ○ No

– Certification Questions

Questions in this section include attestations of accurate information and knowledge of various rules, regulations, and information being submitted.

Q_1038 By entering your name in the box below, you certify that you are authorized on behalf of the applicant and its governing body to submit this application. You further certify that all of the information contained in this Application and in all statements, data and supporting documents which have been made or furnished for the purpose of receiving assistance for the project described in this application, are true, correct and complete to the best of your knowledge and belief. You acknowledge that offering a written instrument knowing that the written instrument contains a false statement or false information, with the intent to defraud the State or any political subdivision, public authority or public benefit corporation of the State, with the knowledge or belief that it will be filed with or recorded by the State or any political subdivision, public authority or public benefit corporation of the State, constitutes a crime under New York State Law.

Daphnee Labidou

max characters: 400

Toggle Expansion

Save & Proceed with Application

RESOLUTION NO.: 100 - 2025

OF

APRIL 28, 2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWBURGH DECLARING ITS INTENT TO BE LEAD AGENCY UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA") WITH RESPECT TO ADVANCING TO STEP TWO THE BROWNFIELD OPPORTUNITY AREA NOMINATION FOR THE CITY OF NEWBURGH, HILLSIDE BOA PLAN, DECLARING THE PROJECT TO BE A TYPE I ACTION, CONSIDERING A FULL ENVIRONMENTAL ASSESSMENT FORM AND REFERRING THE SAME TO THE NEW YORK STATE DEPARTMENT OF STATE AND OTHER INTERESTED OR INVOLVED AGENCIES

WHEREAS, the City of Newburgh is proposing to advance to Step Two the Brownfield Opportunity Area Nomination for the City of Newburgh, Hillside BOA Plan (the "Hillside BOA Plan"); and

WHEREAS, the City of Newburgh proposes to undertake the advancement of the Hillside BOA Plan in compliance with the terms of state law and does hereby wish to review the project in accordance with the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, in compliance with SEQRA, the City Council of the City of Newburgh wishes to declare its intent to assume Lead Agency status, classify the project as a Type I action, proposes to accept a Full Environmental Assessment Form ("FEAF") and refer the proposed Hillside BOA Plan to the New York State Department of State and to other interested or involved agencies;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York, as follows:

1. That the City Council of the City of Newburgh hereby declares its intent to assume Lead Agency status for the environmental review of the action pursuant to 6 NYCRR 617.6; and

2. That this Council classifies the action as a Type I Action; and

3. That this Council proposes to accept Part I of the Full Environmental Assessment Form ("FEAF") attached hereto; and

4. That this Council authorizes the City Manager to circulate the FEAF to the New York Department of State and other "Interested Agencies" or "Involved Agencies".

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☐ Yes ☐ No		
b. City, Town or Village Planning Board or Commission ☐ Yes ☐ No		
c. City Council, Town or Village Zoning Board of Appeals ☐ Yes ☐ No		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☐ No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☐ No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☐ No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☐ No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☐ No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☐ No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. □ Yes □ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

_____
_____

b. Is the use permitted or allowed by a special or conditional use permit? □ Yes □ No

c. Is a zoning change requested as part of the proposed action? □ Yes □ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? _____

b. What police or other public protection forces serve the project site?

_____

c. Which fire protection and emergency medical services serve the project site?

_____

d. What parks serve the project site?

_____
_____

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

_____

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? □ Yes □ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? □ Yes □ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

_____
ii. Is a cluster/conservation layout proposed? □ Yes □ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? □ Yes □ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

_____
_____

f. Does the project include new residential uses? □ Yes □ No
If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? □ Yes □ No
If Yes,
i. Total number of structures _____
ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length
iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? □ Yes □ No
If Yes,
i. Purpose of the impoundment: _____
ii. If a water impoundment, the principal source of the water: □ Ground water □ Surface water streams □ Other specify:
_____
iii. If other than water, identify the type of impounded/contained liquids and their source.
_____
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) □ Yes □ No
If Yes:
i .What is the purpose of the excavation or dredging? _____
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
_____
_____
i*v.* Will there be onsite dewatering or processing of excavated materials? □ Yes □ No
If yes, describe. _____
_____
v. What is the total area to be dredged or excavated? _____acres
vi. What is the maximum area to be worked at any one time? _____ acres
vii. What would be the maximum depth of excavation or dredging? _____ feet
viii. Will the excavation require blasting? □ Yes □ No
ix. Summarize site reclamation goals and plan: _____
_____
_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? □ Yes □ No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____
_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will proposed action cause or result in disturbance to bottom sediments? □ Yes □ No

If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? □ Yes □ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion:_____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? □ Yes □ No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? □ Yes □ No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? □ Yes □ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? □ Yes □ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? □ Yes □ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

_____

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? □ Yes □ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? □ Yes □ No
- Is the project site in the existing district? □ Yes □ No
- Is expansion of the district needed? □ Yes □ No

- Do existing sewer lines serve the project site? □ Yes □ No
- Will line extension within an existing district be necessary to serve the project? □ Yes □ No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

  _____

  _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? □ Yes □ No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

_____

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? □ Yes □ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

  _____

  _____
- Will stormwater runoff flow to adjacent properties? □ Yes □ No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? □ Yes □ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? □ Yes □ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? □ Yes □ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) □ Yes □ No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? □ Yes □ No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? □ Yes □ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? □ Yes □ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend

☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? □ Yes □ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

_____

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? □ Yes □ No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? □ Yes □ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? □ Yes □ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? □ Yes □ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade to, an existing substation? □ Yes □ No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? □ Yes □ No

If yes:

i. Provide details including sources, time of day and duration:

_____

_____

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? □ Yes □ No

Describe: _____

_____

n.. Will the proposed action have outdoor lighting? □ Yes □ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

_____

_____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? □ Yes □ No

Describe: _____

_____

o. Does the proposed action have the potential to produce odors for more than one hour per day? □ Yes □ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

_____

_____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? □ Yes □ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? □ Yes □ No

If Yes:

i. Describe proposed treatment(s):

_____

_____

_____

_____

ii. Will the proposed action use Integrated Pest Management Practices? □ Yes □ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? □ Yes □ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____

  _____
- Operation: _____

  _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____

  _____
- Operation: _____

  _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

_____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

_____

_____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

_____

_____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

_____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

_____

_____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? □ Yes □ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? □ Yes □ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? □ Yes □ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? □ Yes □ No

If Yes:

i. Has the facility been formally closed? □ Yes □ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? □ Yes □ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? □ Yes □ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: □ Yes □ No

□ Yes – Spills Incidents database Provide DEC ID number(s): _____

□ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

□ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? □ Yes □ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? □ Yes □ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? □ Yes □ No
- Explain: _____

_____

_____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? □ Yes □ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: _____ _____%
_____ _____%
_____ _____%

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: □ Well Drained: _____% of site
□ Moderately Well Drained: _____% of site
□ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes: □ 0-10%: _____% of site
□ 10-15%: _____% of site
□ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? □ Yes □ No
If Yes, describe: _____

_____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? □ Yes □ No

ii. Do any wetlands or other waterbodies adjoin the project site? □ Yes □ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? □ Yes □ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? □ Yes □ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

_____

i. Is the project site in a designated Floodway? □ Yes □ No

j. Is the project site in the 100 year Floodplain? □ Yes □ No

k. Is the project site in the 500 year Floodplain? □ Yes □ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? □ Yes □ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

_____ _____ _____

_____ _____ _____

n. Does the project site contain a designated significant natural community? □ Yes □ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

_____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? □ Yes □ No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? □ Yes □ No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? □ Yes □ No

If yes, give a brief description of how the proposed action may affect that use: _____

_____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? □ Yes □ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? □ Yes □ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? □ Yes □ No

If Yes:

i. Nature of the natural landmark: □ Biological Community □ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

_____

_____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? □ Yes □ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? □ Yes □ No

If Yes:

i. Nature of historic/archaeological resource: □ Archaeological Site □ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? □ Yes □ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? □ Yes □ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? □ Yes □ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? □ Yes □ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? □ Yes □ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

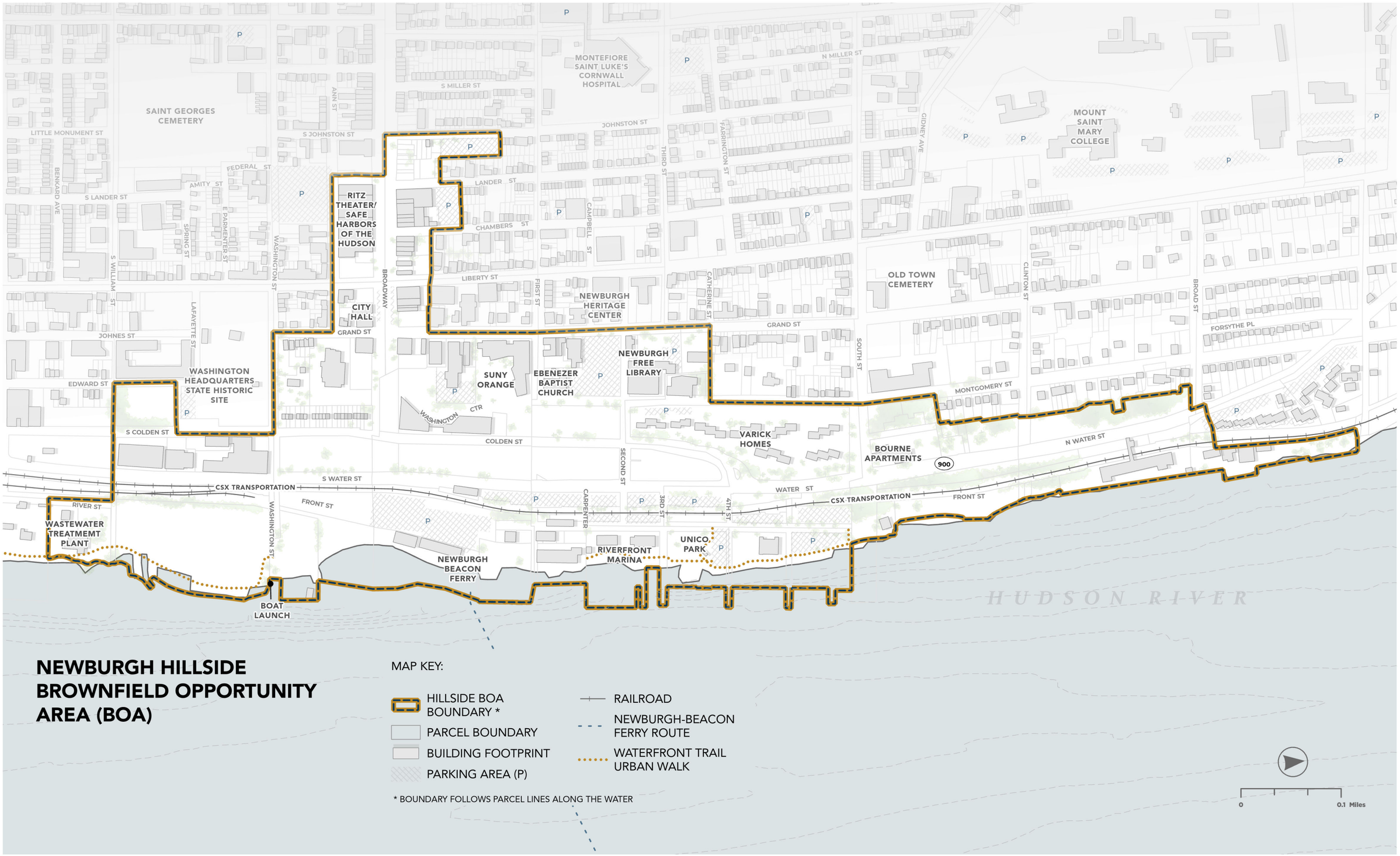
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date_____

Signature_____ Title_____



NEWBURGH HILLSIDE BROWNFIELD OPPORTUNITY AREA (BOA)

MAP KEY:

- HILLSIDE BOA BOUNDARY *
- PARCEL BOUNDARY
- BUILDING FOOTPRINT
- PARKING AREA (P)
- RAILROAD
- NEWBURGH-BEACON FERRY ROUTE
- WATERFRONT TRAIL URBAN WALK

* BOUNDARY FOLLOWS PARCEL LINES ALONG THE WATER

0 0.1 Miles

SOURCE: ORANGE COUNTY PLANNING, 2023; NYSGIS CLEARINGHOUSE 2023; ESRI 2023; OPENSTREETMAP CONTRIBUTERS 2023

RESOLUTION NO.: 101 - 2025

OF

APRIL 28, 2025

A RESOLUTION SCHEDULING A PUBLIC HEARING FOR MAY 12, 2025 TO HEAR PUBLIC COMMENT WITH REGARD TO ADVANCING TO STEP TWO THE BROWNFIELD OPPORTUNITY AREA (BOA) NOMINATION FOR THE CITY OF NEWBURGH, NY HILLSIDE

WHEREAS, by Resolution No. 80-2023 of May 8, 2023, the City Council of the City of Newburgh approved an agreement with Environmental Design & Research, Landscape Architecture, Engineering & Environmental Services, D.P.C. consulting services related to the Brownfield Opportunity Area Nomination Study of The "Newburgh, NY Hillside" (the "Newburgh Hillside BOA Nomination"); and

WHEREAS, the City of Newburgh created a Steering Committee comprised of local stakeholders and government officials to oversee all aspects of the Newburgh Hillside BOA Nomination and to keep the general public informed and engaged throughout the process; and

WHEREAS, the Steering committed held 7 meetings, 2 formal public outreach events, and attended more than a dozen local organization meetings, as well as conducting an online survey and making a public presentation to the City Council on January 9, 2025; and

WHEREAS, a draft nomination document has been prepared for the purpose of submission to the Secretary of State of the New York State Department of State; and

WHEREAS, a public notice of intent to request designation of Brownfield Opportunity Area is required and conducting a public hearing to receive comments on the draft nomination document is in the best interests of the City of Newburgh;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York, that there is hereby scheduled a public hearing to receive comments with regard to advancing to Step Two the Brownfield Opportunity Area Nomination for the City of Newburgh, Hillside BOA Plan; and that such public hearing be and hereby is duly set for the next regular meeting of the Council to be held at 7:00 p.m. on the 12th day of May, 2025.



City of Newburgh
Hillside Brownfield Opportunity Area

Nomination Study DRAFT

Section 1 – Project Description and Boundary

NOT FINAL- DRAFT

APRIL 2025 – Text Draft

1.1 PROJECT OVERVIEW AND DESCRIPTION

Lead Project Sponsors

The City of Newburgh was awarded a grant administered through the New York State Department of State (NYSDOS) for the preparation of a Hillside Brownfield Opportunity Area (BOA) Nomination Study in 2023. The Newburgh Hillside Brownfield Opportunity Area (BOA) Nomination Study was led by the City of Newburgh with support from the Mayor and staff from Department of Planning and Development. The City was advised by a Steering Committee comprised of local community members and development entities, supported by a consultant team and the New York State Department of State.

Project Overview and Description

Developed with input Supported by input from the community,

The Hillside BOA Nomination Study provides a detailed analysis of existing conditions within the study area and provides recommendations for redevelopment, with a focus on strategic sites that can serve as a catalyst for revitalization and investment. The study was guided by a local Steering Committee with extensive public input and consultation.

The Hillside BOA is in the City of Newburgh in Orange County along the western bank of the Hudson River. The BOA includes approximately 1.5 miles of shoreline and 147.7 acres of land on sloping terrain. The study area centered on the former Urban Renewal properties known as "the Hillside" in the City of Newburgh, between the Hudson River and Newburgh's downtown commercial corridors (Fig. 1). The hillside was once the commercial heart of the city and is well-known as the epicenter of Urban Renewal which demolished Newburgh's historic downtown waterfront district between 1958 and 1970. The BOA includes commercial, residential, community, and industrial uses as well as 50 acres of vacant land, most of which is owned by the city. The strategic location and redevelopment potential of the Hillside BOA make it a strong candidate for BOA designation.

The BOA contains 22 brownfields covering 56 parcels and 52.05 acres (35%) of the study area. An active mixed-use, mixed-income neighborhood is envisioned for vacant, brownfield lands on the Hillside that would reconnect Newburgh to its waterfront. The Hillside neighborhood would seek to provide needed housing along with community and recreational spaces, and small-scale commercial uses including local retail and services. The district would support the development of additional entertainment, recreation, and tourist amenities on the waterfront. Multimodal connections, public art, and cultural amenities could be incorporated along with programming to support local community development. The master plan and redevelopment model for the Hillside neighborhood will be developed collaboratively with the community, guided by the BOA Vision and Goals.

Figure 1. Study Area Context Map

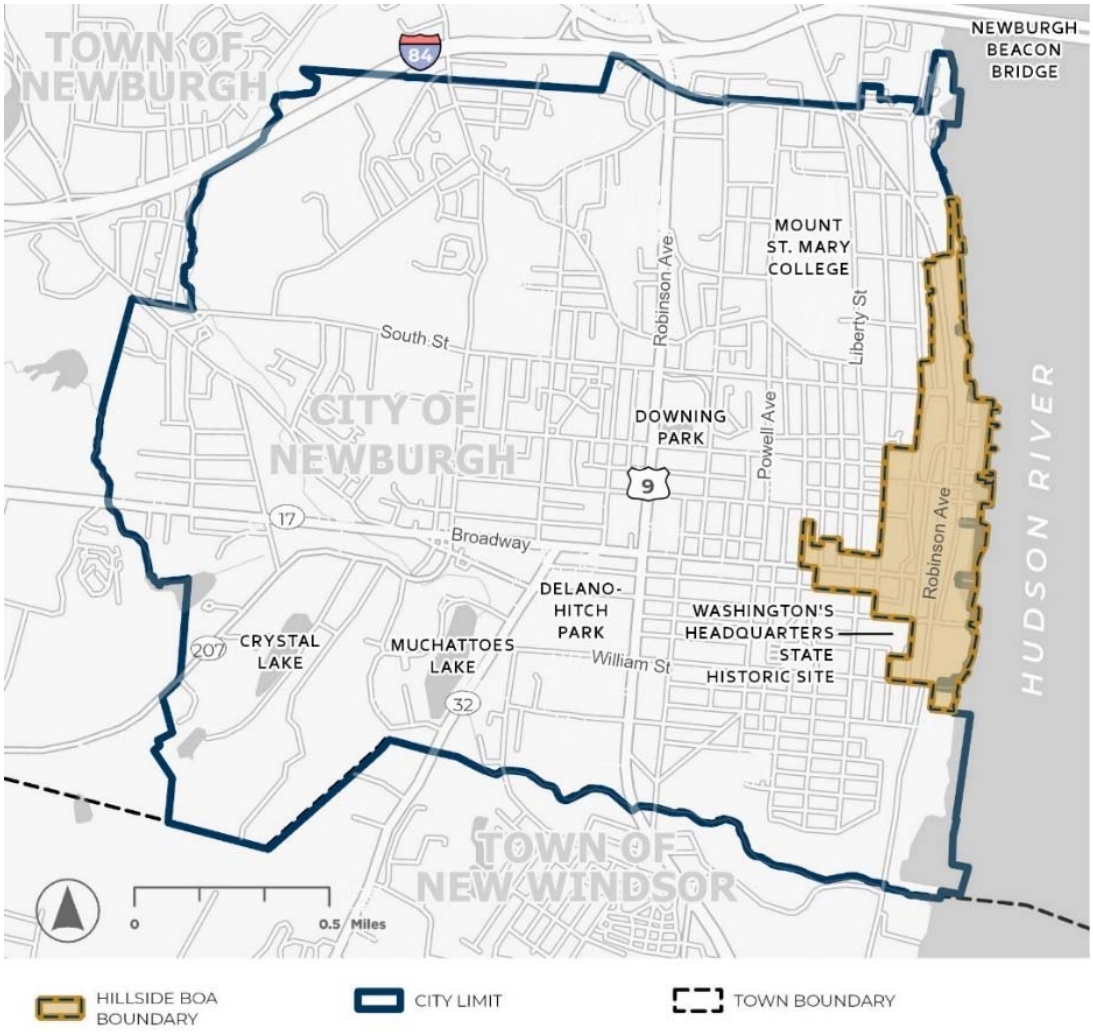
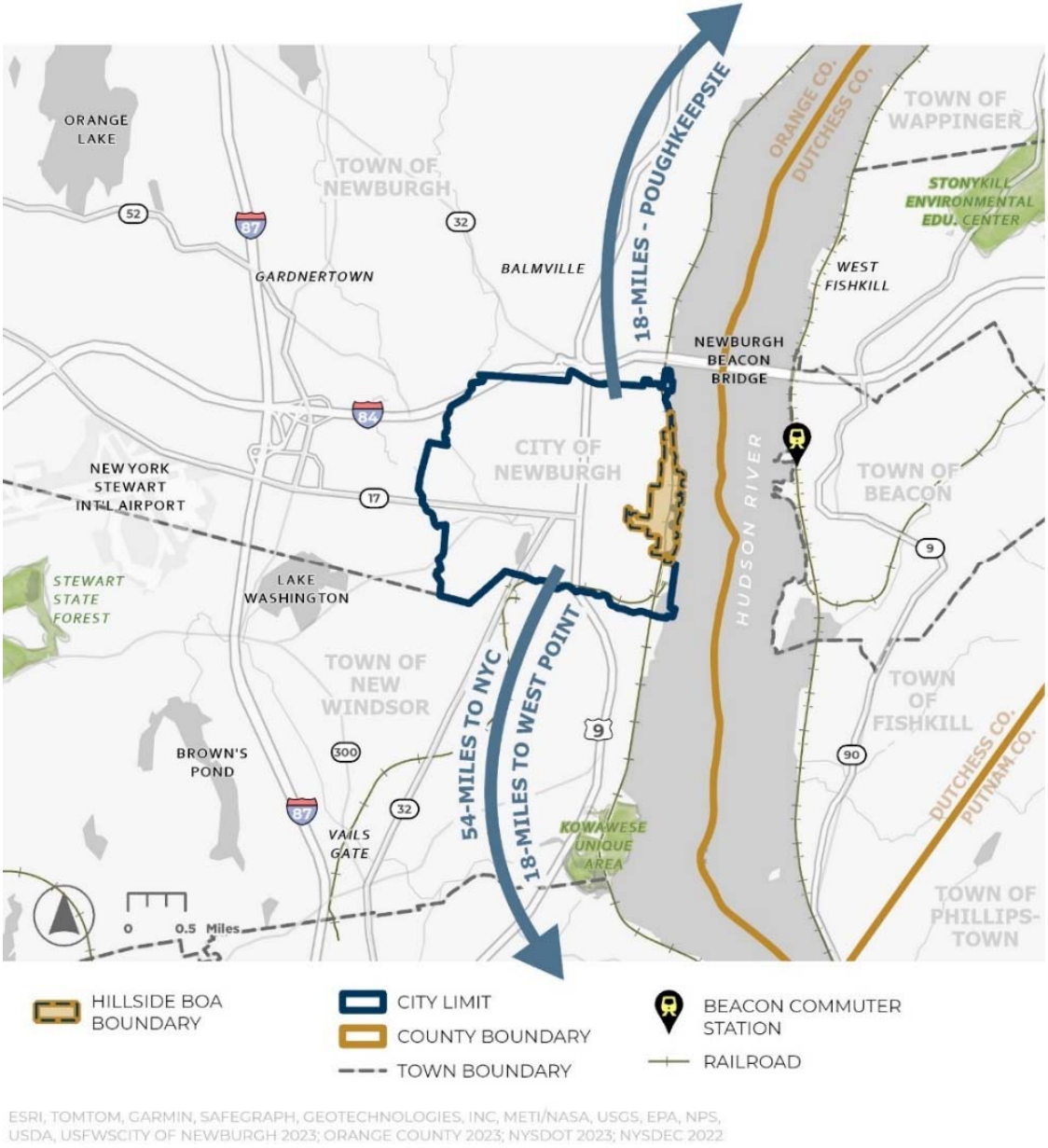


Figure 2. Community Context Map



ESRI, TOMTOM, GARMIN, SAFEGRAPH, GEOTECHNOLOGIES, INC, METI/NASA, USGS, EPA, NPS, USDA, USFWSCITY OF NEWBURGH 2023; ORANGE COUNTY 2023; NYSDOT 2023; NYSDEC 2022

1.2 PREVIOUS PLANS AND STUDIES

The Newburgh Hillside BOA builds on the Newburgh Waterfront Design Charette (2007), Plan-it Newburgh Sustainable Master Plan (2008) and Addendum (2011), Newburgh Complete Streets Project (2015), EPA Infill Development Strategies Next Steps Memo (2016), Hudson River Estuary Program Climate Resiliency Study (2016), and the Newburgh Local Waterfront Revitalization Plan (LWRP) (2017).

The Newburgh Waterfront Charette, 2007 (Leyland Charette)

Often referred to as the "Leyland Charette," the Newburgh Waterfront design charette developed by the Leyland Alliance focuses on mixed-use development, public space, and recreational amenities within a 120-acre study area, largely covering the same area as the Newburgh Hillside BOA. The key project parcels cover 35 acres, and the development is largely water focused, including the development of a marina. The document identifies preferred architectural styles, street designs, lot and street grid layouts, parking, pedestrian connections, viewpoints, and historic and culturally significant sites to consider in future development decisions. On the Hillside, the plan restores diagonal Colden Street and Clinton Square. The waterfront views that residents value will be expanded by C-shaped buildings and waterfront trails. The plan also recommends a focus on market rate apartments and condominiums with a walkable street life for young residents and plans for Broadway to include further mixed-use with a tree-lined median.

Plan-It Newburgh Sustainable Master Plan, 2008 (Comp Plan)

Adopted in 2008, Plan-It Newburgh focused on a community vision of growth and development that contributes to the well-being of city residents. The city has experienced fluctuations in population, peaking at 31,956 in 1950 and dropping to 23,438 by 1980, with a gradual increase from 1980-2000. As a result, the City envisions revitalizing underutilized areas, particularly along the Broadway corridor, to stimulate growth without displacement, and upgrading mass transit for better regional connections. Health concerns include limited healthcare options, reliance on St. Luke's Hospital, childhood poverty, and a history of lead contamination. Key goals include enhancing community health through better access to services and infrastructure, poverty reduction, improving quality of life for older adults and people with disabilities, strengthening the public school system, and increasing neighborhood safety through measures like better lighting, while increasing community engagement.

Future Land Use Plan – Addendum to "Plan-It Newburgh," 2011

The future land use plan supports the goals outlined in the 2008 Master Plan and builds on mixed land uses and water-enhanced uses within the BOA Study Area. There is a call to maintain small parks, plazas, and public spaces along the Hillside area. The plan envisions Hillside as a destination neighborhood, with two "gateway" entrances; one on the hillside just south of Broadway, and another at the Colden Street and Water Street intersection. Broadway is identified as an important connection for the area, with potential for increased density and transit. Approximately 11% of existing land was vacant in 2011, a significant opportunity for redevelopment, and City-owned land presents a unique opportunity.

Newburgh Complete Streets Project, 2015

Complete streets is a multimodal approach to transportation planning and policy that considers the safety of all users. Newburgh's Complete Streets Project largely focuses on the development and implementation of a short-term and long-term plan for transportation infrastructure on Broadway – Newburgh's "Main Street." The plan evaluates parking capacity, traffic counts, walkability, and transit viability, among other aspects of the transportation system as a whole. As a result, it establishes design recommendations and standards, cost estimates, maintenance practices, policy recommendations, and public outreach/educational priorities.

Climate Resiliency Study, 2016

The Climate Resiliency Study prepared by the Hudson River Estuary Program highlights anticipated climate impacts in the Hudson Valley, including increased flooding, heatwaves, and drought. By 2100, temperatures are expected to resemble current conditions in South Carolina, and the number of days above 90°F is expected to more than triple by 2050. Precipitation will increase, but there will be more dry days, leading to fewer, yet more intense rainfall events. Recommendations include creating community heat emergency plans, enhancing tree coverage combat higher temperatures, and adopting green infrastructure to absorb heat and minimize impervious surfaces. The study also suggests implementing water conservation and reuse programs, completing flood vulnerability assessments, adjusting stormwater infrastructure for future climate conditions.

EPA Infill Development Strategies Next Steps Memo, 2016

The Memo identified development strategy opportunities for Newburgh, including environmental assessments as a key priority to address concerns about potential hazardous materials like asbestos and lead. With city control over the property and a focus on strategic, block-by-block redevelopment led by local developers and nonprofits, development can be tailored to the needs of the area, particularly in relation to the waterfront and the allocation of land. The challenges identified for redeveloping the Hillside include high development costs and the costly sewer line relocation, estimated at $20 million. The sewer upgrades were completed in 2024.

Newburgh Local Waterfront Revitalization Program (LWRP), 2017

Locally adopted in July 2017, the plan identifies existing assets and development potential of the Hudson River waterfront. The LWRP Waterfront Revitalization Area (WRA) study area fully encompasses the BOA with 537 acres. The BOA is located primarily in the WRA sub-area B, with some parts of sub-area C. The LWRP calls out significant vacant and underutilized land as a result of Urban Renewal. Minimal flooding risk exists along the shoreline and WRA, however, heavy rainfall causes sewer overflow into the Hudson River, and sewer capacity increases will be

needed in new development. The LWRP also states that many waterfront area sites will need environmental cleanup prior to development.

The LWRP emphasizes enhancing connections to the waterfront from Broadway, encouraging pedestrian activity through infill development, and integrating water-dependent uses and public access points integrated into new projects. Improvements in landscape, streetscape, pedestrian amenities, and architectural design were recommended across the WRA, and private development that aligns with public uses.

1.3 COMMUNITY VISION AND GOALS

A vision and goals were developed by the community during the Hillside BOA planning process to guide future development.

VISION

The Hillside Brownfield Opportunity Area has been rebuilt as a walkable, mixed-use, downtown district that inspires a sense of community, belonging, and pride in Newburgh. A vibrant Hillside neighborhood has a variety of housing types interspersed with plazas and parks for people to gather, recreate, dine, and quietly take in the view. Anchor institutions, retail shops, and small businesses along Broadway and the Hillside provide local jobs, services, and shopping. Accessible connections effortlessly integrate the downtown and waterfront. Thoughtful urban design adds beauty and interest to the cityscape, while celebrating Newburgh's unique history, architecture, and culture.

The district is a favorite spot for locals and visitors. Diverse activities including cultural, educational, recreational, and culinary attractions take advantage of the riverfront location and serve the surrounding neighborhoods and youth. An active waterfront includes public parks and docks, eateries, picnic areas, family amusements, trails, natural features, fishing, and watercraft from kayaks to cruise ships.

GOALS

Equity - Implement innovative and balanced models of community and economic development that build the wealth of the local community and the City at large, address the history and injustice of urban renewal, increase homeownership, and protect human and environmental health.

Unity - design an inclusive district with space for everyone, where locals feel at home and visitors feel welcome, with housing, businesses, and services that meet the needs of residents and places that bring the community together.

Pride - redevelop the Hillside BOA to reflect the vision, diversity, and history of the people of Newburgh, creating a desirable place to live, experience, and do business that inspires community pride and is well connected to and patronized by the broader region.

Growth - shape a Hillside BOA District to be a social and economic growth engine for the City, with quality jobs and community services, resources for youth and workforce development, and enterprises that support the local economy and tax base of the City.

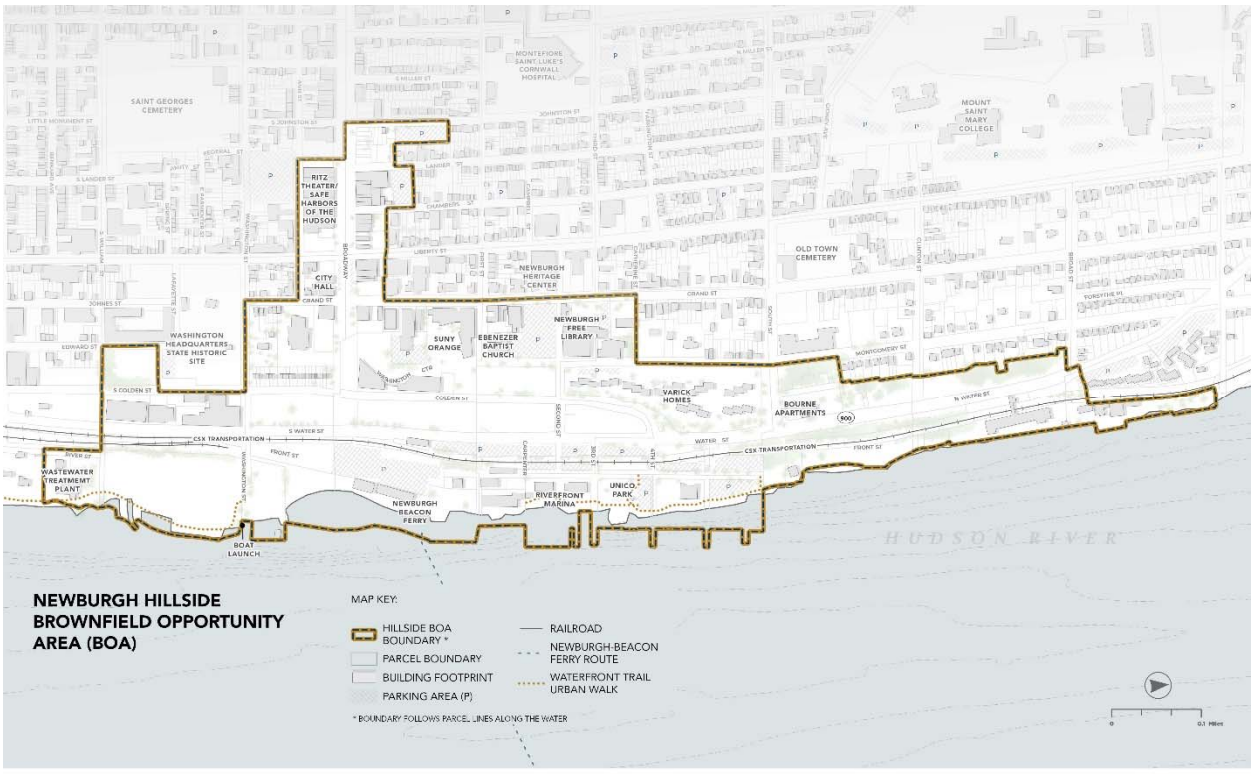
1.4 BOA BOUNDARY DESCRIPTION AND JUSTIFICATION

The Newburgh Hillside BOA Study Area encompasses 22 brownfield properties on or near former Urban Renewal land in Newburgh's historic downtown waterfront neighborhood. The Hillside area is a rare concentration of urban, waterfront land on the Hudson River with beautiful views of the Hudson Highlands. Redeveloping these properties according to the Newburgh community's vision and goals would serve to address social, economic, and environmental harms caused by Urban Renewal; support an environmental justice community; and help Newburgh reestablish a vibrant waterfront district that would drive broader investment in the City.

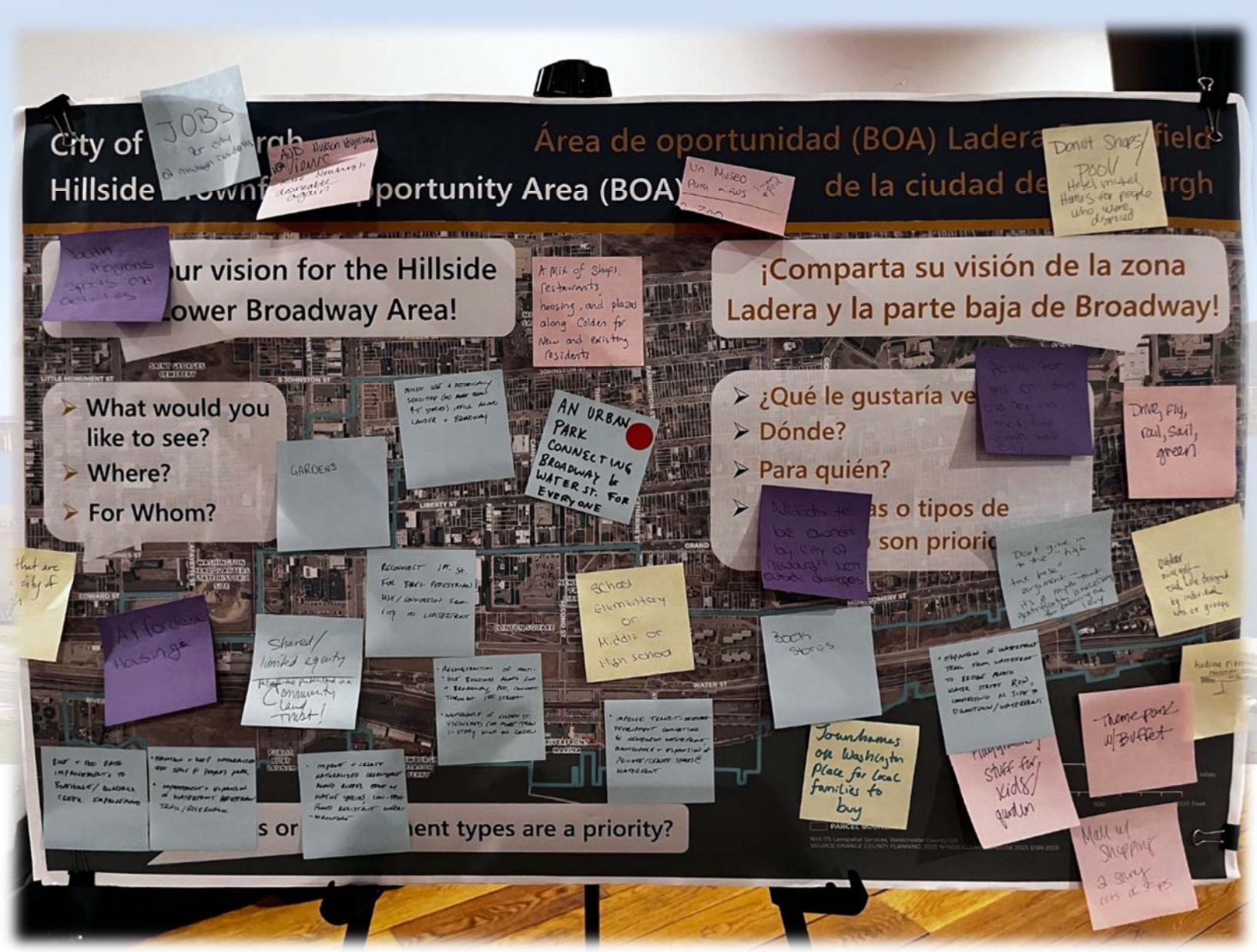
The boundary of the Hillside BOA is illustrated in Figure 1. The area generally includes the Newburgh waterfront from the Historic Steam Mill properties on the north edge of the BOA to the Wastewater Treatment Plant and parcels surrounding the former Consolidated Iron site on the southern edge. The area encompasses vacant Urban Renewal lands on Water street between Broad and Washington Street and extends along the Broadway corridor to Johnston Street. Vacant and underutilized properties between Broadway and Catherine street east of Grand Street are also included in the BOA.

A detailed description of the setting and characteristics of the Hillside BOA is provided in Section 3.

Fig. 3 BOA Boundary Map



SOURCES: ORANGE COUNTY PLANNING, 2023; NYSGIS CLEARINGHOUSE 2023; ESRI 2023; OPENSTREETMAP CONTRIBUTERS 2023



Section 2: Community Participation

2.1 COMMUNITY PARTICIPATION OVERVIEW

Community participation and buy-in are critical to successfully revitalize the Newburgh Hillside. Extensive input from the public and local stakeholders informed the findings and recommendations in this Nomination Study. A concerted effort was made to engage a wide range of community members, including harder-to-reach groups, to solicit feedback and garner excitement about redevelopment opportunities. Participants in the BOA planning process included residents, Urban Renewal descendants, immigrants, leaders of local institutions and community organizations, local and regional officials, and business and property owners.

This section summarizes the community outreach and engagement methods used to develop the City of Newburgh Hillside BOA Nomination Study. Copies of public comments and event reports are provided in the Appendices.

Table X. Summary of Community Engagement

Technique	Date(s)	Description	Participants
Steering Committee	8/2023-6/2025	A 12-person steering committee comprised of local community representatives guided the development of the nomination study. Members provided regular input to the project team throughout the process.	12 members
Steering Committee Meetings (7)	8/2023-1/2025	Steering Committee meetings were open to the public and included a public comment period. Seven meetings were held.	Approx. 70 public attendees
Stakeholder Interviews	11/2024-4/2025	Interviews were held to discuss BOA clean-up opportunities for developers and stakeholders' vision regarding the environment, economy, housing, education, restitution, and walkability.	16
Community Outreach Day 1	1/13/2024	The Project Team organized an outreach day to ask community members at five locations within the City about their vision for a revitalized Hillside Neighborhood.	Approximately 120 participants
Community Outreach Day 2	11/14/2024	The Project Team held a second outreach day to share a framework plan and gain input on BOA recommendations and community needs.	More than 45 participants
Survey	1/13/2025-2/29/2025	The online survey was created to gather input from community members on their vision for the study area.	162 participants
Environmental Focus Group	04/29/2024	The Environmental Focus Group gathered residents and/or employees in the City with environmental knowledge to inform and	9 participants

		discuss the vision, goals, and recommendations of the BOA.	
Urban Renewal Focus Group	10/22/2024	The Project Team met with the Community Indemnification Committee, a community group concerned with indemnification for urban renewal descendants to solicit input on the BOA recommendations.	10
NAACP Newburgh/Highland Falls Meeting	1/11/2024	The Project Team gave an overview of the BOA project and informed the NAACP group of the upcoming outreach event, Outreach Day 1.	12
Public Arts and Culture Group Community Meeting			
Interfaith Meeting			
Strategic Economic Development Advisory Committee Meeting	3/05/2025	The Project Team connected with the Strategic Economic Development Advisory Committee (SEDAC) to share an overview of the project, draft recommendations, and the framework plan.	7
City Council Presentation	01/09/2025	Presented the draft BOA Recommendations to the Newburgh City Council during a working meeting.	10
Online comments	3/01-3/17/2025	Community members used online forms to comment on BOA recommendations and community needs.	5 participants
Other City xxx			

COMMUNITY PARTICIPATION PLAN

At the outset of the Nomination Study, a Community Participation Plan was drafted with the City and Steering Committee outlining an approach to involve the community in the planning process fully. Engagement included targeted outreach to harder-to-reach populations such as low-income residents, working families, and public housing residents. The Project Team collaborated with local community organizations on events and outreach and employed a variety of online and in-person formats. Care was taken to use accessible formats by choosing ADA-compliant venues and Spanish-translated outreach materials.

Community Outreach Goals

- Foster dialogue and interaction between the public, stakeholders, the City of Newburgh, applicable regulatory agencies, and the project team during the planning process.

- Gather information from the community to inform decisions.
- Build ownership and support for the process and outcomes.

Outreach Approach

Provide opportunities for the public and stakeholders to

- Learn about the BOA nomination process
- Voice concerns and opportunities related to the project
- Contribute their vision and ideas for BOA development

The community engagement process was designed to consider and build on public input from past planning efforts for the City of Newburgh, such as the 2007 Newburgh Waterfront Design Charette, 2008 Plan-it Newburgh Sustainable Master Plan, 2015 City of Newburgh Zoning Update, 2017 Newburgh Local Waterfront Revitalization Plan (LWRP), 2018 City of Newburgh Re-thinking Heritage Tourism Plan, and City of Newburgh Downtown Revitalization Initiative (DRI) applications.

2.2 STEERING COMMITTEE

A steering committee was created to guide the development of the BOA Nomination. The committee was comprised of a range of interests (Table 2-1), including lifelong residents, community groups, private or business interests, property owners, regional institutions, and planning and community development entities.

The responsibilities of the BOA steering committee included:

- Provide input and advice on the Nomination process, documentation, existing conditions, technical studies, conceptual designs, and potential opportunities;
- Collect ideas and input from the public as well as key stakeholders and experts; and,
- Keep the public informed and engaged throughout the planning process.

Table 2-1. Steering Committee Members (alphabetical by last name)

Name	Organization
William Barham	Local Real Estate Broker
Ali Church	City of Newburgh Director of Planning & Development
Steven Gross	Orange County Economic Development Director
Ray Harvey	NAACP/Community Representative
Jill Marie	Habitat for Humanity of Greater Newburgh
Jason Morris	City of Newburgh Engineer
Omari Shakur	City of Newburgh Council Member
Lisa Silverstone	Safe Harbors of the Hudson

Ralph Staples	Strategic Economic Development Advisory Committee (SEDAC) & Urban Renewal Legacy Representative
Bishop Jeffrey Woody	Newburgh Ministerial Representative
Joy Young	Urban Renewal Legacy Representative
Kristine Young	SUNY Orange

Table 2-2. Summary of Steering Committee Meetings

NUMBER	DATE	AGENDA
SC-1	8/14/23	Introduction to the BOA program, discussion on the Newburgh study area, overview of the project scope, schedule, steering committee role, public engagement process, next steps
SC-2	11/13/23	Initial Findings, discussion on the vision, goals for the Newburgh study area, public outreach plans, public engagement plan, next steps
SC-3	3/06/24	Inventory and Engagement Findings, discussion on public outreach results based on the Newburgh study area, discussion on the EPA Assessment Grant, and next steps
SC-4	4/16/24	Environmental Conditions Findings, discussion on BOA Recommendations (part 1), and next steps
SC-5	5/20/24	Discussion on BOA Recommendations (part 2) - Physical enhancements plan, Strategic Sites, Policies
SC-6	10/16/24	Project Updates on environmental site assessment, recommendations development, and outreach
SC-7	1/21/25	Project Updates and working sessions on strategic sites and the implementation partners

2.3 STAKEHOLDER ENGAGEMENT

Immersion Tour

An Immersion Tour was arranged to give the Newburgh BOA consultant team a sense of the existing conditions and future potential of the Hillside Brownfield study area. On October 26, 2023, the Project Team, City staff, and steering committee members undertook a walking tour covering the full BOA. The tour included visits to key sites and vacant locations, discussions with stakeholders, and casual conversations with community members at the Heritage Center. It also allowed for observation of how public spaces are used by the community to discuss initial observations and ideas regarding the study area.

Immersion Tour Agenda

9:30-3:30PM

- South BOA, Waterfront, Vacant Hillside Walkaround
- Montgomery St & Grand St Walkaround
- Lower Broadway Area Walkaround
- Lunch and Presentation by City Historian at the Heritage Center
- Group Discussion at the Heritage Center



Hillside BOA Immersion Tour

Stakeholders Interviews

The Project Team worked with the steering committee and the City of Newburgh to identify and engage key stakeholders through interviews, focus groups, and/or community meetings. Stakeholders included government officials, technical experts, community and not-for-profit organizations, and private sector interests. Stakeholders were invited to share their unique perspectives and expertise on key issues such as the history of the hillside, community development needs, complete streets, public infrastructure and utilities, natural resources, inclusivity, business, and real estate development.

The Project Team has identified key individuals in the community involved with revitalizing and redeveloping the study area. From November 2023 to January 2025, one-on-one interviews were held to understand issues, concerns, and ideas for redevelopment.

Table 2-3. Stakeholder Interviewees

Interviewee	Affiliation	Themes
Corey Allen	Urban Renewal Legacy Representative, Community Advocate	Importance and need for Black homeownership and policies that ensure equity.
William Barham	Local Real Estate Expert	A vision for BOA to bring money/revenue into the community and housing for families.
Steven Gross	Orange County Economic Development Director	Vision of BOA as it relates to economic development. e.g., building an arts industry, attracting talent.
Jill Marie	Habitat for Humanity of Greater Newburgh	Vision for restitution and healing within community.

Lisa Silverstone	Safe harbors of the Hudson	Vision to implement communal gardens where people like to share plot space, active use of space, and representation.
Kristine Young	SUNY Orange	Discussed how the vision should work to attract students and receive their visions along with the Newburgh community.
Jason Morris	City of Newburgh Engineer	Vision for the BOA as it relates to pedestrian right-of-way planning and hazardous plans for flooding.
Jerrod Lang, Ed Lawson, Noah-Lee Andre	Blacc Vanilla Café/Community Foundation	The need for Black homeownership, opportunities the BOA can bring for community initiatives, and recompensation.
Bishop Jeffrey Woody	[Development Company Name]	The return of business diversity that is blended with housing and including narrative in BOA report on housing priority for those affected by urban renewal.
Nick Citera	Cosimo's Restaurant Group. Restaurants in Newburgh and Hudson Valley	Business owner perspective. Interest and needs in hospitality / restaurant business in the Newburgh area.
Keith Libolt	Affordable Housing Concepts. Residential and Mixed-Use Developer active in Newburgh and Hudson Valley	Residential development needs, market, and BOA opportunities. very strong demand for apartments and affordable housing. Need for a cohesive city housing plan. Mixed-use.
Joseph Bonura	Bonura Hospitality Group. Restaurants in Newburgh and Hudson Valley including Blu Pointe Restaurant	Development needs and BOA opportunities for commercial development. Opportunities for mixed-use, restaurants, possibly hotel. Parking is a concern.
Sean Kearney	Kearney Realty & Development Group. Residential and Mixed-Use Developer active in Newburgh and Upstate New York	Residential development needs, market, and BOA opportunities. very strong demand for apartments and affordable housing, mixed-income. Need for a cohesive housing plan.
Kelly Libolt	Planning Consultant	Impacts and opportunities of the BOA program for private developers and property owners in the Hillside BOA.

Focus Groups

The Project Team organized two focus groups to gather information on the City's environment and urban renewal. EDR and City staff organized these focus groups of relevant experts and community members/organizations to gain input.

Environmental Focus Group

April 29, 2024

The Project Team's first focus group meeting consisted of attendees with positions in the Greater Newburgh Parks Committee, Conservation Advisory Council, planning, the Newburgh Clean Water Project, and Newburgh Habitat for Humanity. Focus group members discussed with the Project Team whether the BOA will incorporate concerns from Newburgh descendants, vision and goals for the study area

- Site specific recommendations
- Policy aspects

Urban Renewal Focus Group

October 22, 2024

The second focus group consisted of community members directly impacted by urban renewal. When discussing physical improvements, community members noted that their preferred development for the study area is mixed-use, mixed homeownership and affordability, medium height and density, and family attractions. The group informed the Project Team of their desire for wealth-building within the community and a non-gentrified process for development.

Community Meetings

The Project Team met with local groups and community organizations throughout the project to discuss the goals and progress of the BOA and to gather feedback. These discussions were organized as part of a the groups' regularly scheduled meetings.

NAACP Branch Meeting

January 11, 2024

The Project Team met with the NAACP Newburgh/Highland Falls Branch to inform the group of the BOA process including an overview of the project and study area, public engagement, and next steps. The presentation notified the attendees of the first outreach day and what to expect from the event. The presentation was followed by discussion the BOA vision and challenges facing redevelopment.

Strategic Economic Development Advisory Committee

May 1, 2024 and March 5, 2025

The Project Team first connected with the Strategic Economic Development Advisory Committee (SEDAC) to share an overview of the project, and collect their input on the vision and potential redevelopment scenarios for the BOA. The Project Team brought a large map for committee members to mark up the types of developments they desired for the study area. Committee members envisioned the Broadway corridor as an accessible and desirable destination for residents that preserves the Hillside and waterfront.

The Project Team met with SEDAC a second time in 2025 to present and discuss the draft recommendations and the framework plan.

Public Arts and Culture Group

December 2024

City did this, Laura needs to get info from Ali

Interfaith xxx

February 1, 2025

City did, Laura needs to get info from Ali

2.4 COMMUNITY OUTREACH

Community Outreach Day 1

The Project Team hosted its first Community Outreach Day on January 13th, 2024, to talk about the vision for the Hillside study area with the Newburgh community. The outreach day consisted of pop-up activities in five locations:

- Newburgh Armory Unity Center, 10:00 AM-12:00PM
- Newburgh Farmers Market at Safe Harbors, 10:00AM-12:00PM
- Newburgh Free Library, 1:00PM-2:30PM
- Blacc Vanilla Café, 1:15PM-2:15PM
- Safe Harbors Lobby at the Ritz, 3:00PM-4:30PM



Newburgh Armory Unity Center

The Project Team engaged with approximately 120 people of all ages including men, women, children, black community members, Spanish speakers, business owners and employees, newcomers, and urban renewal descendants. Many of the outreach attendees were active in the community and had some knowledge about the project and/or Hillside neighborhood. Community members were asked about their vision for a revitalized Hillside neighborhood when they stopped by the meeting locations and the Project Team collected 135 written comments. Results



were summarized and shared with the Steering Committee and public. Key themes included:

- Increase homeownership and diverse housing options
- Create activities/services for the community and to increase tourism
- Generate activities/education for kids
- Enhance the visual and pedestrian experience
- Become a destination for art and culture
- Create more green space and/or open space

Outreach Day 1, Location 3: Newburgh Free Library

Online Survey

In conjunction with Community Outreach Day 1, the Project Team launched the City of Newburgh Hillside Brownfield Opportunity Area (BOA) Survey. The survey opened on January 13th, 2025, and closed on February 29th, 2025, and received a total of 162 detailed responses. This survey consisted of written response questions that focused on participants' vision, goals, and preferred development for the study area. Key themes included the need for affordable housing, mixed-use development, creating or preserving green and open space, investing in workforce development, and enhancing the pedestrian experience.

Community Outreach Day 2



Economic Development Recommendation board with comments

The Project Team hosted its second Community Outreach Day on November 14, 2024, at the Heritage Center to collect feedback on draft recommendations for the Hillside BOA created based on community input to date. Participants could also review and comment on a list of identified community needs and complete a visual preference survey of to identify desired development styles for the BOA. The event included interactive elements to visualize recommendations and share ideas. The Project Team held a brief, livestreamed presentation to provide updates on the project in the afternoon and repeated it in the evening. Over 40 community members attended the outreach event and indicated their support for the draft recommendations and ideas and left written comments.



Newburgh Heritage Center

Feedback was positive regarding the draft recommendations and list of community needs. Comments focused on the following themes:

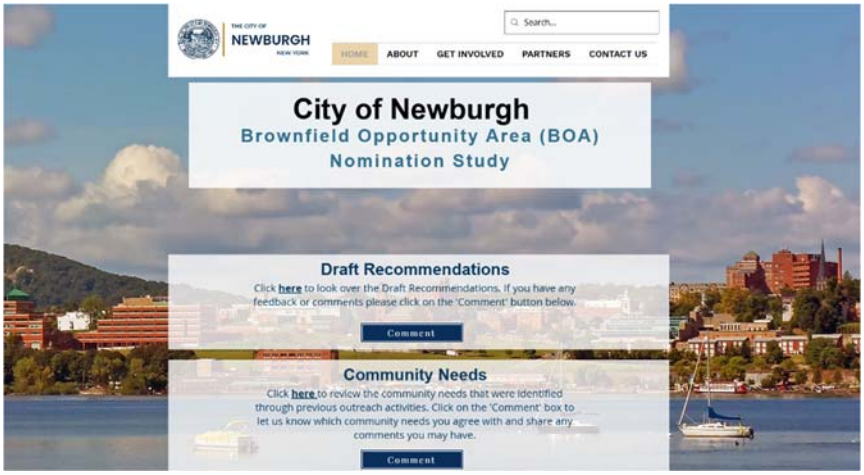
- Workforce development and affordable housing
- Enhanced walkability
- Transportation improvements
- Preservation efforts
- Environmentally conscious efforts
- Developments to adhere to local architectural standards

Online Comment Form

An online comment form was posted on the Newburgh BOA website for community members who could not attend Community Outreach Day 2 to comment on draft recommendations and community needs. This form was posted on March 1st, 2025, and closed on March 17th, 2025. It received five responses. The completed forms addressed rectifying the harms of urban renewal, preservation of Newburgh's historic architecture, open space, and new attractions.

Project Website

The Project Team maintained a website with information about the project and how to get involved. Announcements, events, documentation, and engagement opportunities are posted to the website, with links to and from the City of Newburgh website and to the NYSDOS website. The public can use the contact form on the website to submit comments at any time.



Homepage of City of Newburgh BOA Website

Promotion

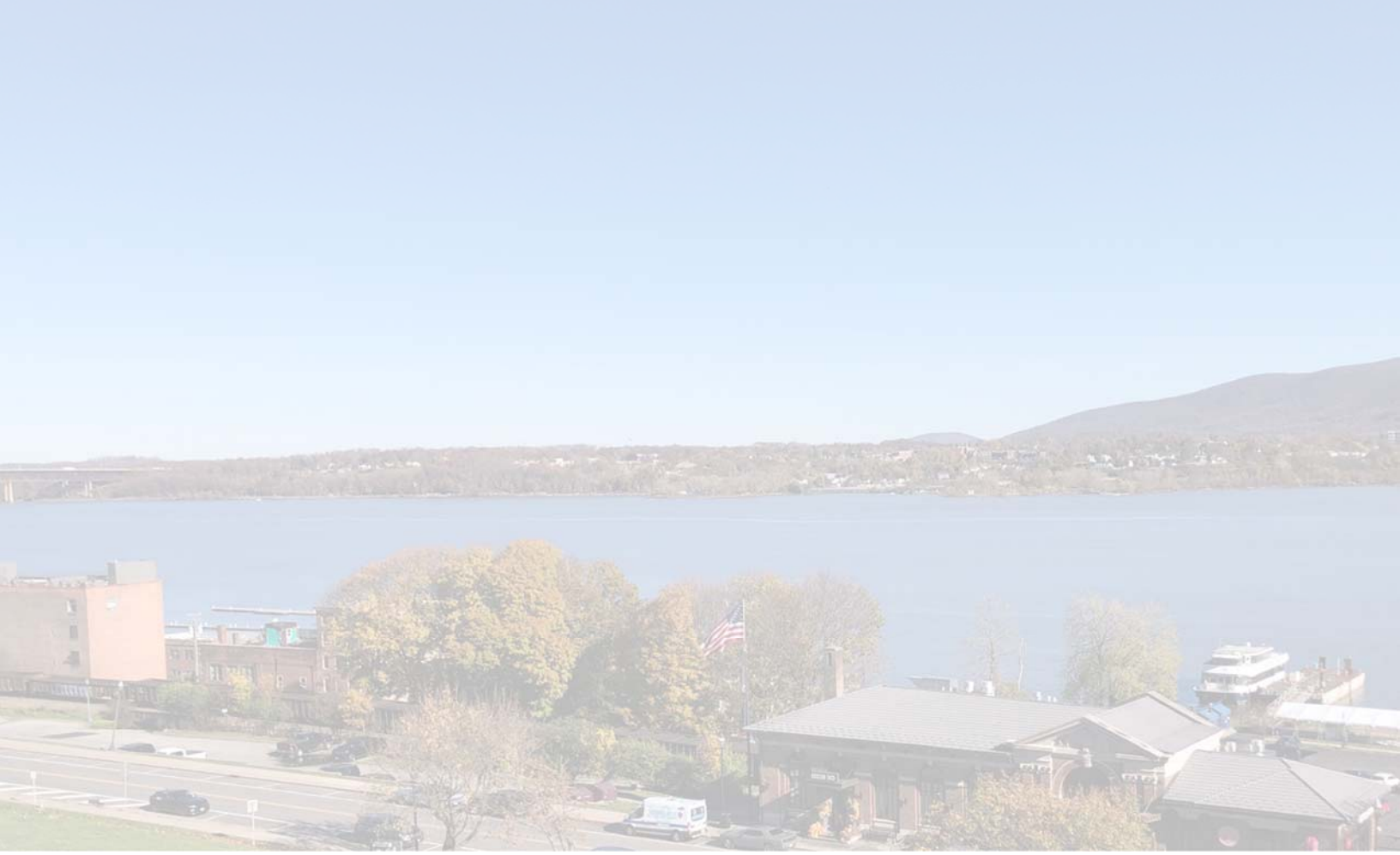
A variety of channels were utilized to publicize project updates and ensure broad public participation. Traditional and digital outreach methods were used in collaboration with the city and local organizations. The methods included:

- Press releases to local media outlets
- Emails to a rolling project mailing list
- Targeted emails to stakeholder mailing lists
- Promotion on City social media accounts
- Flyers distributed to local businesses and at pop-up events



Community Outreach Day 1 Flyer

Notices of public events were posted at least two weeks in advance and distributed widely. Outreach took place in accessible venues. This included choosing ADA-compliant venues and distributing Spanish-translated outreach materials.



Section 3: Analysis of the Hillside Brownfield Opportunity Area

3.1 COMMUNITY AND REGIONAL SETTING

Geographic Context

The City of Newburgh is a major urban center on the northeastern edge of Orange County, NY within the Hudson Valley region. Newburgh is situated along the western bank of the Hudson River on a mile-wide bay approximately 60 miles north of New York City. The municipality includes roughly 3.8 square miles of land and 1.25 square miles of surface water on the Hudson River, with 2.3 miles of shoreline. The city's prime riverside location, deep-water port, and naval yards have historically contributed to Newburgh's significance as a center of manufacturing, trade, and commerce. The city's accessibility to major transportation infrastructure, including Interstates 84 and 87, Stewart International Airport, and a ferry to the Metro-North rail line, enhances its connectivity. Additionally, the area is renowned for its natural and scenic resources, which include the Hudson Highlands and Storm King State Parks to the south and the Shawangunk Ridge to the northwest.

Key Findings:

- Newburgh grew from a small settlement to major city between 1709 and 1865 and played a key role in the early history of the United States.
- Newburgh and the Hillside area was a trade, manufacturing, and retail shopping center between the mid-nineteenth and mid-twentieth century.
- Industry and jobs declined after 1950 and Urban Renewal demolished much of the historic downtown waterfront was demolished under between 1958 and 1970.
- Many historic buildings remain east of the Hillside.
- Newburgh's population peaked at 32,000 in 1950, declined to 23,000 in 1980, and has since stabilized at 28,500.

History of Newburgh

The City of Newburgh is situated within the former territory of the Algonquin-speaking people of the Lenape tribe. At the time of contact with Europeans in the seventeenth century, the Lenape people lived along the lower Delaware and Hudson River valleys. The first Europeans to settle in what is now modern-day Newburgh were German immigrants arriving from the Palatinate territory of Germany in 1709. The settlement consisted of 12 families, each promised a land patent between 100 and 300 acres that extended west from the Hudson River approximately one mile. Soon to follow were English immigrants who, by 1750, were in the majority (Headley, 1908). By 1752, the settlement had been renamed "The Parish of Newburgh" and consisted of 43 real-estate leaseholders.

Newburgh played a critical role in the American Revolutionary period. Two companies of militiamen were organized in Newburgh to support a Continental Army regiment formed in

southern Ulster County. Due to Newburgh's strategic location on the Hudson, the local militia "never slept" and were called to arms over 300 times. Newburgh served as the Continental Army's headquarters between April 1782 and August 1783. George Washington's stay at the home of Colonel Jonathan Hasbrouck marked the longest tenure for any of Washington's headquarters. While Newburgh avoided any direct conflict, many soldiers from the area were killed or captured defending strategic forts along the Hudson River. The conclusion of the Revolutionary War initially left many in poverty, due to the depreciated value of continental currency, but by 1790 Newburgh was beginning a period of prosperity, with an expanded population of 2,365 inhabitants (Ruttenber and Clark, 1881; Headly, 1908).

Newburgh was incorporated as a village in 1800 and became a prominent shipping port on the Hudson. Owing to its geographic location and naturally deep harbor, manufacturing and trade became a focal point of the local economy, enough to be assigned a federal customs house. Updated transportation routes became a necessity (Historical Society of Newburgh & The Highlands). With a capital investment of $125,000, the Newburgh and Cochecton Turnpike was incorporated in 1801. The new turnpike provided a more direct route between the Delaware River and the Hudson River via Newburgh and contributed to the growth of the village. New turnpikes and railroads continued to connect Newburgh to the further reaches of New York State, including a connection to Buffalo, a 65-hour journey billed as "the shortest and most expeditious route from the Hudson to the western country (Headley, 1908)."

Newburgh continued to grow and was incorporated as a city in 1865. Due to new transportation routes connecting the western part of the State with the Hudson River, manufacturers began to open new production facilities in Newburgh. One such company was Sweet, Orr & Co., a manufacturer of overalls and other work garments. Looking to expand their manufacturing capabilities, Sweet, Orr & Co. opened two new production facilities on Broadway and Concord Street in 1880. Towards the close of the nineteenth century, electricity reached Newburgh. In 1881, the Orange Woolen Mill installed an Edison generator to provide the factory with 126 electrically powered lamps. By 1883, Thomas Edison entered a partnership with Highland National Bank president Moses Belknap and formed the Edison Electric Illuminating Company of Newburgh. This business venture would bring electricity to the City of Newburgh via a generating facility that is still located at the corner of Third and Montgomery Streets (Barrett, 2000).

At the turn of the twentieth century there were more than 100 manufacturing plants in Newburgh, which became a major retail shopping center in the Hudson Valley. The Hillside BOA was densely developed with multi-story brick row buildings, including a wide variety of retail stores and manufacturers, as well as townhomes and apartment flats. Interspersed throughout the district were attractions and amenities such theaters, union halls, social clubs, bars, restaurants, recreation centers, churches, hotels, laundries, and public services. On the waterfront were shipbuilding yards, rail and freight yards, and mills, as well as retail and

entertainment uses. By 1950, the population had reached a peak of 32,000 residents (Historical Society of Newburgh & The Highlands).

The development of the NYS Thruway, I-84, and Newburgh-Beacon Bridge created easier access to neighboring communities and led to the growth of Newburgh's surrounding suburbs. The new highway infrastructure bypassed the City of Newburgh and its waterfront, which reinforced the trend towards shipping via trucks rather than waterways. This shift, and the national decline in American industry contributed to the decline of Newburgh's industrial economy and waterfront area. Fewer jobs led to fewer residents and visitors, the closure of retail businesses, and an increase in vacant properties. In 1970, the nearby Stewart Airforce / Air National Guard Base was deactivated, resulting in the loss of another 6,000 jobs.

Urban Renewal

The City's response to this decline was to implement an aggressive Urban Renewal program supported by new federal subsidy programs. Beginning in the 1950s, the City began acquiring properties in the waterfront district and East End district by purchase, tax foreclosures, or eminent domain seizures. These included many homes and businesses as well as churches, community buildings, and iconic historic buildings such as the Palantine Hotel. Between 1958 and 1970, the City demolished several blocks in its historic downtown waterfront district, which included a vibrant residential neighborhood and several historically significant buildings. Approximately 1,300 buildings were demolished and nine streets were buried, displacing dozens of businesses and thousands of residents. Black families, immigrants, and other minorities were targeted and disproportionately impacted by the loss of their homes, businesses, and community.

Activists in Newburgh responded to the devastation of losing much of Newburgh's historic core by organizing the halt demolition and preserve the City's unique assets. In the 1970's, volunteers cataloged over 4,000 historic buildings in the East End, which was declared a National Historic District in 1973.

> *"Destroying the unique character of the neighborhood" for a parking lot or a supermarket would "ultimately cost the city money, not to mention the impoverishment to the spiritual and intellectual life of the community."*
> *---- George Tatum, President of The Society of Architectural Historians, in a letter to Newburgh's urban renewal director in 1967*

Although many revitalization plans have been drafted over the intervening decades, most of the urban renewal land remains vacant and under the ownership of the City. Only a small portion has been redeveloped for residential, institutional, and some commercial uses. A series of

community planning and visioning efforts have set the stage for future revitalization, but further work is needed to assess community needs and define a redevelopment strategy for the Hillside.

Newburgh's population continued to decline through the 1980s to a low of approximately 23,000, before gradually increasing through the 1990s. Unemployment remained significantly higher than the New York State average. Since 2000, the population has stabilized at roughly 28,5000 and unemployment has improved to more closely track the state average. The city's population has also grown more diverse, with more Hispanic and multi-racial residents. A more detailed socioeconomic analysis of Newburgh today is provided below (U.S. Census Bureau, decennial census data).

Key Findings:

- The Hillside BOA is within the oldest part of the city and served as the Continental Army headquarters during the Revolutionary War.
- The area has beautiful views of the Hudson River and Hudson Highlands.
- There are 1.5 miles of waterfront in the BOA with direct access to the shoreline and a deepwater port.
- The BOA is a few hours north of New York City and well connected to air, water, metro, rail, and highway transportation networks.
- The Hillside BOA was the epicenter of Urban Renewal, which demolished Newburgh's historic downtown waterfront and displaced entire communities, including many Black and minority residents, resulting in further decline and disinvestment.
- Today, there are over 21 acres of vacant, Urban Renewal brownfields in the BOA and another 30 acres of vacant, brownfield, and/or underutilized land.

Hillside BOA Setting

The Hillside BOA is 147.7 acres in the center of Newburgh's waterfront with approximately 1.5 miles of shoreline. The sloping terrain provides some of the best views of the Hudson Highlands. There is direct access to the shoreline, with several connecting streets running above and below the CSX railroad. The waterfront is free from major highway infrastructure and contains the ferry to the east bank of the Hudson River.

The Hillside BOA is in the oldest part of the City and was the epicenter of the City's Urban Renewal demolition program. Environmental contamination associated with petroleum products, metals, asbestos, polychlorinated biphenyls (PCBs), lead paint and more are potentially present on these sites given the demolition practices at the time. Today, approximately 21 acres of Urban Renewal land on the Hillside remains vacant and abandoned, surrounded by large parcels of underutilized properties on the waterfront, including the Consolidated Iron superfund site. Investment in this area has been limited, and the needs of this community have been historically neglected. The vacant hillside remains as a painful reminder for many residents of the community that was destroyed for a "renewal" that never materialized.

Socioeconomic Context

Population

According to the decennial census, the total population of the City of Newburgh was **28,856** in 2020. This is only 10% lower than the city's peak population of 31,956 in 1950 and 23% higher than the city's low of 23,438.

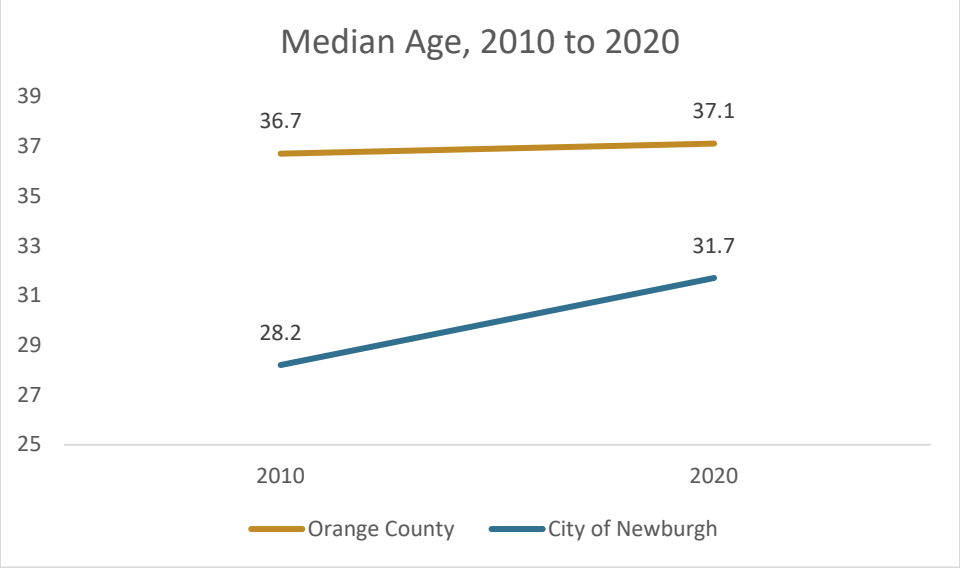
The Newburgh community is relatively young, with 31.6% of residents under the age of 19 and only 10% over the age of 65, compared to 23% and 16.9%, respectively, for New York State.[1] The average household size in Newburgh is 2.78 persons.

Median age in Newburgh is 31.7, compared to 37.1 for the County and 39 for the state. However, the median age in Newburgh is increasing faster than in the surrounding county, suggesting ages may be slowly trending upward toward the regional norm (Figure X).

Key Findings:

- Newburgh's population is stable at approximately 28,800, only 10% below its peak population in 1950.
- Newburgh has a relatively young population, with almost a third of residents below the age of 19, though the median age is trending upward.
- The city has a large Black community (28%), and the majority of residents identify as a race other than white.
- Over half of the population is Hispanic or Latino, and 42% speak Spanish.
- More residents rent than own. Homeownership rates are exceptionally low among Black residents.

Figure 1 Change in Median Age, Newburgh and Orange County 2010 -2020

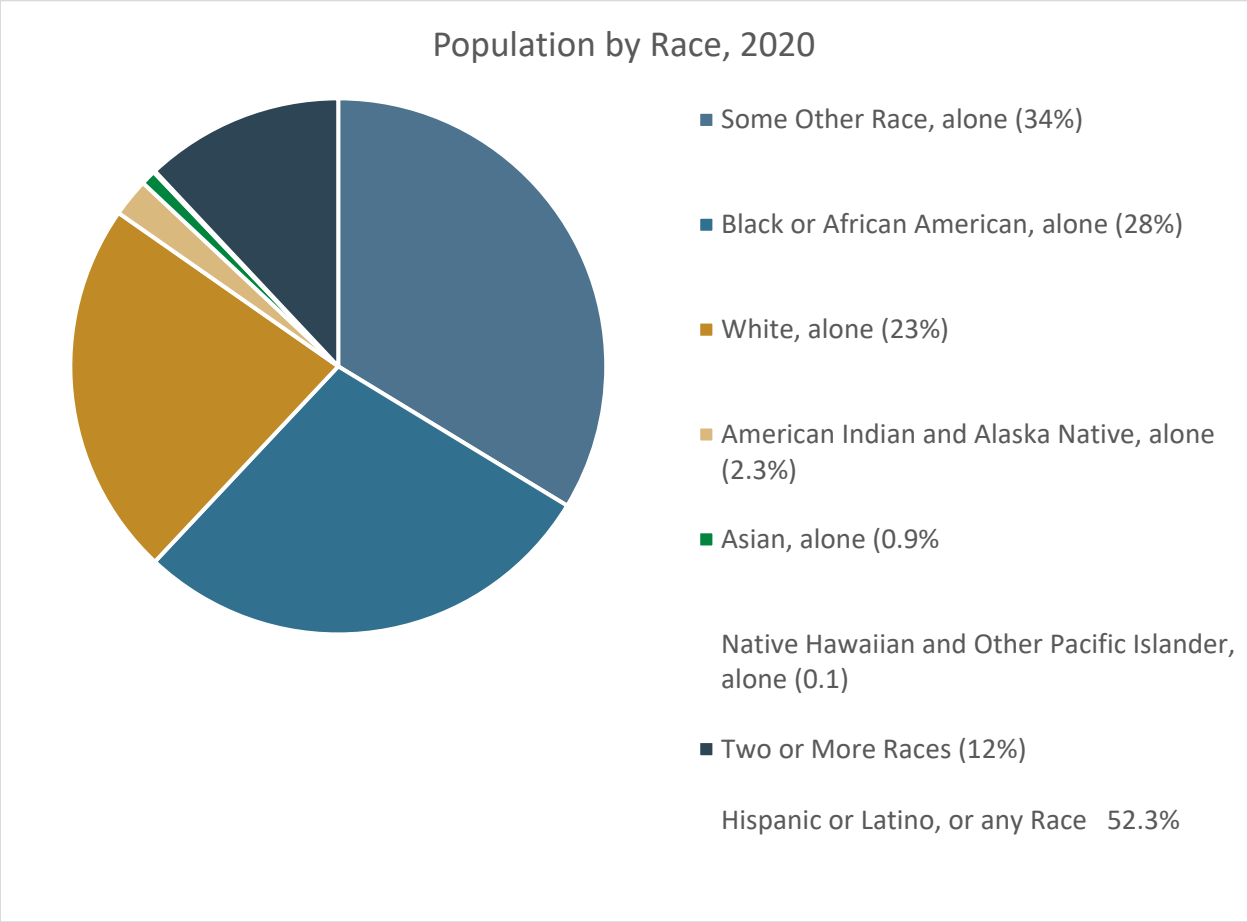


[1] 28.6% and 14.3% for Orange County. Average household size in 2020 was 2.82 for the county and 2.52 for the state

U.S. Census Bureau, Decennial Census 2010 and 2020

Newburgh has a relatively diverse population, with a large population of Black and Hispanic/Latino residents. Twenty-eight percent of residents identify as Black, 22.7% as White, 33.7% as Some Other Race, and 12% as Two or more races. Over half (52.3%) of the population identifies as Hispanic or Latino, an increase of 4.4% since 2010 (U.S. decennial census, 2010 and 2020).

Figure 2 Population by Race



Source: U.S. Census Bureau, decennial Census 2010

According to 2020 U.S. Census American Community Survey (ACS) 5-year estimates, Newburgh has 15,076 Hispanic/Latino residents. Approximately 40% of have Mexican origins, followed by 20% Puerto Rican, 18% Central American (including Honduran (10%) and Guatemalan (5%)), and 10% South American (including Ecuadorian (4.5%) and Peruvian (4.4%)).

Unsurprisingly, Newburgh has a high population of people who speak a language other than English, with almost half of the population speaking another language in 2020 (46.7%), and 42.9% of the population speaking Spanish.

The 2020 decennial census listed 11,099 housing units in the city, 88% of which were occupied. This occupancy rate is slightly below the county (92.4%) and state (90.9%). A high proportion of houses in Newburgh are rented, with 69.8% rented and only 30.2% owned. This is the inverse of the county, which is 65.2% owned and 34.8 rented, and different from the state, which is 51.3% owned and 48.7% rented.

A higher proportion of rental properties is typical in urban areas, especially those with younger populations. However, because homeownership is a way for individuals and families to build wealth, low ownership rates can indicate less wealth and lower economic resilience in a community. Table X. shows housing tenure by race and Hispanic or Latino origin in 2023. Strikingly, 83% of Black householders rent, compared to 61% of householders of Hispanic or Latino origin, and 53% of White householders. Homeownership in Newburgh has increased in recent years, to an estimated 35.3% in 2023, according to the U.S. Census ACS 5-year data. The growth appears to reflect more homeowners of Hispanic or Latino origin and of "Some other Race."

Table. X. Housing Tenure by Race and Hispanic or Latino origin in Newburgh, 2023

Race or Origin of Householder	Total householders	% Own	% Rent
All (occupied housing units)	**10,335**	**35.3%**	**64.7%**
White alone, not Hispanic or Latino	3,009	47%	53%
Black or African American	2,900	17%	83%
Some Other Race	2,223	39%	61%
Hispanic or Latino Origin	4,106	39%	61%

U.S. Census Bureau, ACS 5-Year estimates, 2023

Education and Earnings

Newburgh's population has low educational attainment relative to Orange County. According to 2023 U.S. Census ACS 5-year data, approximately 18% of Newburgh's population 25 years and older has a Bachelor's degree or higher compared to 32% in the County. The percentage with High School degree or higher is 80%. Minority groups have lower high school graduation rates than white students, to varying degrees. The city also has a significant share of the population (approximately 10%) with an educational attainment less than ninth grade.

Educational attainment can have an impact on future earning potential. In 2023, the median annual earnings for Newburgh residents with a graduate degree or higher was $74,000

compared to $53,500 for residents with only a Bachelor's degree, $36,800 for those with only a High School degree, and $29,000 for less than High School (U.S. Census 2023 ACS 5-year).[2]

In 2023, the unemployment rate in Newburgh was the same as in Orange County (3.4%) and below the state average (3.9%). The percentage of the population in the workforce (61.1%) closely mirrored the county (63.5%) and state (63%) as well. However, Newburgh workers earned significantly less than those in the surrounding region. In 2023, the median household income in Newburgh was $51,006, compared to $96,497 for the county and $84,578 for the state. The percentage of people living below the poverty level was also twice as high in Newburgh (27%) than the state and county (13%), indicating that the cost of living is not proportionately lower in Newburgh. The larger youth population means that one in three children under 18 live below the poverty level in Newburgh, compared to one in five in the county (U.S. Census ACS 5-year).

The income difference is reflected in the types of jobs held by Newburgh residents. Newburgh has a higher percentage of the workforce in service occupations (28%) and transportation or production occupations (17%) as compared with the county and state (about 18% and 10%). The percentage of people working in management, business, science, and arts occupations (24%) is half that of the county (40%) or state (45%).

Key Findings:

- Despite low unemployment and strong workforce participation rates, Newburgh households earn half as much as households in the surrounding region, leading to an affordability crisis.
- 27% of the population lives below the poverty level, including one in three children.
- Relatively low educational attainment further reduces residents' earning potential.
- Many residents work in service and transportation or production jobs. Relatively few work in management, business, science, or the arts.
- 90% of residents in the workforce commute out of the city. Meanwhile, 90% of employees working in Newburgh do not live in the city.
- Many industries in the County have shown positive growth in the past decade, except Retail Trade.
- Offering attractive, in-person shopping experiences can entice consumers away from online stores.
- Consumers within a 10 minute drive of the BOA spend the most on apparel, food, computers, and household goods, plus childcare.
- Newburgh's higher income in-commuters may represent a market for a mixed-use neighborhood in the BOA, which could in turn create local service and retail jobs for current residents.

[2] Base on median earnings in the past 12 months in 2023 inflation-adjusted dollars for the population 25 years and older with earnings

Industry Analysis

The performance of existing industries in the Newburgh area play an important role in identifying areas for economic opportunity within the Hillside BOA. The largest employment sector in Orange County is Government, accounting for 32,463 jobs (19%). Health Care and Social Assistance is the second largest, with 24,494 employees (14%). Retail Trade is the third largest sector, with 21,091 employees (12.5%).

In addition, each of the following sectors employed 8,700-11,000 people in the county (5-6%) and experienced positive growth between 2012 and 2022: Manufacturing, Construction, Wholesale Trade, Transportation and Warehousing, Administration and Waste Management, and Accommodation and Food Services.[3] Growth in these industries may provide opportunities for Newburgh's existing workforce, including younger workers and High School graduates. While retail continues to be a major employer, it is in decline, employing 14.1% fewer people in 2022 than in 2012, the largest decrease in any employment sector during that time period. Meanwhile, the largest increase was in Transportation and Warehousing (74.7%), likely the result of a shift towards online shopping. This indicates that retail demand remains, but shopping patterns have changed.

Consumer spending trends show that to compete with online shopping, a brick-and-mortar retail store must offer an attractive experience that can only be achieved in-person. For example, the store could be in an interesting setting that makes the trip worthwhile, or offer shopping paired with experiences, such as a wine tasting or live music ("experiential retail"). A review of spending patterns in the local trade area indicated that residents within a 10 minute drive of the BOA spent the most on apparel, food, computers, and household goods, plus childcare.[4]

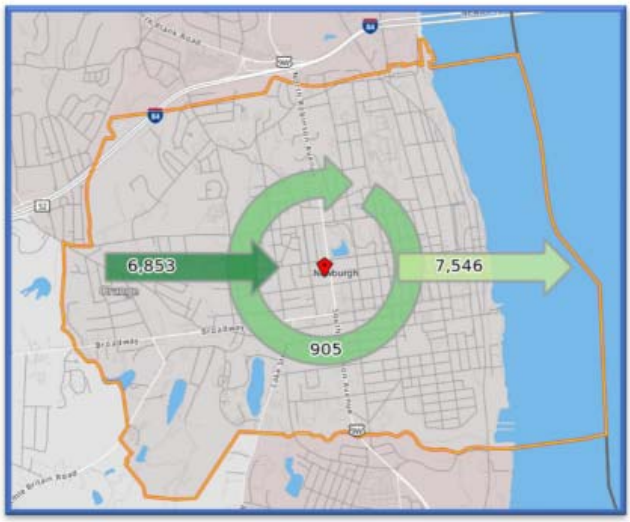
[3] Source: Lightcast (uses QCEW, American Community Survey, NY Dept. of Labor Data, CES)
[4] The Local Trade Area encompassed a ten-minute drive time from a central point in the BOA near City Hall..

County Industry Table, 2022

	2012 Jobs	2022 Jobs	2012-2022 Change (#)	2012-2022 Change (%)
11 - Agriculture, Forestry, Fishing and Hunting	1,505	1,929	424	28.2%
21 - Mining, Quarrying, and Oil and Gas Extraction	52	72	20	38.5%
22 - Utilities	539	611	72	13.4%
23 - Construction	5,971	8,753	2,782	46.6%
31 - Manufacturing	7,608	9,079	1,471	19.3%
42 - Wholesale Trade	7,248	8,115	867	12.0%
44 - Retail Trade	24,548	21,091	(3,457)	(14.1%)
48 - Transportation and Warehousing	5,585	9,757	4,172	74.7%
51 - Information	2,377	2,266	(111)	(4.7%)
52 - Finance and Insurance	3,399	3,418	19	0.6%
53 - Real Estate and Rental and Leasing	1,714	2,066	352	20.5%
54 - Professional, Scientific, and Technical Services	6,234	7,457	1,223	19.6%
55 - Management of Companies and Enterprises	786	816	30	3.8%
56 - Administrative and Support and Waste Management and Remediation Services	6,529	9,195	2,666	40.8%
61 - Educational Services	2,418	3,692	1,274	52.7%
62 - Health Care and Social Assistance	20,754	24,494	3,740	18.0%
71 - Arts, Entertainment, and Recreation	2,392	3,051	659	27.6%
72 - Accommodation and Food Services	9,258	11,567	2,309	24.9%
81 - Other Services (except Public Administration)	6,788	7,537	749	11.0%
90 - Government	32,798	32,463	(335)	(1.0%)
99 - Unclassified Industry	409	886	477	116.6%
Totals	148,912	168,313	19,401	13.0%

Source: ESRI

Commuting Patterns



Source: CES OnTheMap

According to commuting data from CES OnTheMap (2020), Newburgh has a net out-commuting population: 7,546 workers commute from Newburgh to other places for work, whereas only 6,853 workers commute to Newburgh for work. Only an estimated 905 workers both live and work in Newburgh.

Major employers in the City of Newburgh include St Luke's Cornwall Hospital (1,247 employees), The ARC of Orange County (525), Mount Saint Mary College (350), Unitex Textile (233), Bank of America (133), and SUNY Orange (100).[5] The city's commuter data reinforce the occupational data of city residents, indicating that many of these employees are not City of Newburgh residents.

The number of employees commuting into Newburgh for jobs in relatively higher-paying sectors than those employing local residents could represent an opportunity for future development in the Hillside BOA. These commuters might be attracted to purchase homes in a new, mixed-use neighborhood near their places of employment. The increased demand for local neighborhood services and retail could provide local jobs for existing residents working in these sectors. More residents living and working in Newburgh would increase the customer base for local businesses and promote a more walkable environment. Adding these residents to the city could also help to diversify the local economy and tax base without creating competition for existing jobs or housing.

[5] Orange County Partnership Center of Economic Development, Directory of Major Employers, accessed March 2025 from https://www.ocpartnership.org/resources/major-employers.aspx . *Based on employer address, some jobs may be outside of the city. SUNY Orange lists 300 employees across both the Newburgh and Middletown campus.

3.2 REAL ESTATE MARKET ANALYSIS

Real estate market trends provide valuable insight into the types of buildings and facilities that would be best suited for development in the Hillside BOA. Vacancy rates and changes to supply and demand over time indicate where there are gaps and opportunities in the market.

This section summarizes real estate opportunities for the Hillside BOA. The full Economic and Market Analysis report prepared as part of this study is included in the Appendices.

Key Findings:

- Newburgh has a diverse housing stock of single and multi-family homes and apartments.
- Newburgh housing and rental prices are affordable for the region, but unaffordable for most residents.
- There is demand for all housing types in Newburgh, including apartments, affordable housing, and multi-family homes.
- Stakeholders recommended a cohesive housing plan that promotes mixed-use, mixed-income development to drive a competitive market that can support the city's affordable housing needs.
- New development should be paired with efforts to rehabilitate aging units to ensure current residents can maintain affordability.
- The retail and hospitality real estate markets may present an opportunity for future development in the BOA.

Housing Market

More than half (58.5%) of the city's housing stock was built prior to 1939. As described above, the proportion of owner-occupied housing units in the city is considerably less than that of the county. However, the city offers more diverse housing options. Most housing units in the county are single-family detached homes (62.4%). The city has a significant number of two-family (20.5%) and three-to four-family homes (21,7%) in addition to single-family units (29.1%) (U.S. Census 2023 ACS 5-Year).

Based on common affordability metrics, an annual household income of $64,120 in 2023 was needed for homeownership based on the median home price in the city. However, over half of city residents earn below this threshold. As a result, though city homeownership is affordable in the context of the county and the region, residents do not necessarily find it affordable. Existing homeowners also noted a jump in property taxes as a barrier to homeownership.[6]

[6] U.S. Census ACS 5-year 2021, Esri, stakeholder interviews

Housing Affordability - Owner-Occupied Housing, 2022			
	City of Newburgh	Orange County	Mid-Hudson Region
Median Home Value - 2022	$205,126	$355,908	$465,511
10% Down Payment	$20,513	$35,591	$46,551
Remaining Balance	$184,613	$320,317	$418,960
Average Mortgage @7% for 30 Years	$1,228	$2,131	$2,787
Estimated Additional Costs*	$375	$592	$810
Estimated Monthly Mortgage Costs	$1,603	$2,723	$3,597
Household Income Threshold	$64,120	$108,920	$143,880

*Include zillow estimated insurance, PMI, and taxes

Source: Esri; Zillow Mortgage Calculator; MRB Group

Housing Affordability - Renter - Occupied Housing, 2022			
	City of Newburgh	Orange County	Mid-Hudson Region
Median Contract Rent	$994	$1,194	$1,359
Household Income Threshold	$39,760	$47,760	$54,360

Source: Esri; MRB Group

The lasting effects of Urban Renewal on Newburgh have made housing an ongoing concern. According to CoStar real estate data and local developers interviewed during the Hillside BOA planning process, there is a strong demand for apartments and an even stronger demand for affordable housing in the city. In addition, multi-family housing supply cannot keep up with demand. Since 2015, vacancy rates for multi-family houses have continued to decrease in the city, despite four new developments that added 600 units to the market. These units were rented for an average of $1,649 per month in 2023, higher than the average monthly rent for the county.

Meanwhile, median sale prices in Orange County continue to rise, matching state-wide trends, creating investor interest and putting pressure on middle-market and market-rate buyers (CoStar and Esri, 2023).

The residential market analysis and stakeholder input pointed to a need for mixed-income development. Local developers also indicated the need for a cohesive city housing plan to facilitate housing progress.

Commercial Real Estate

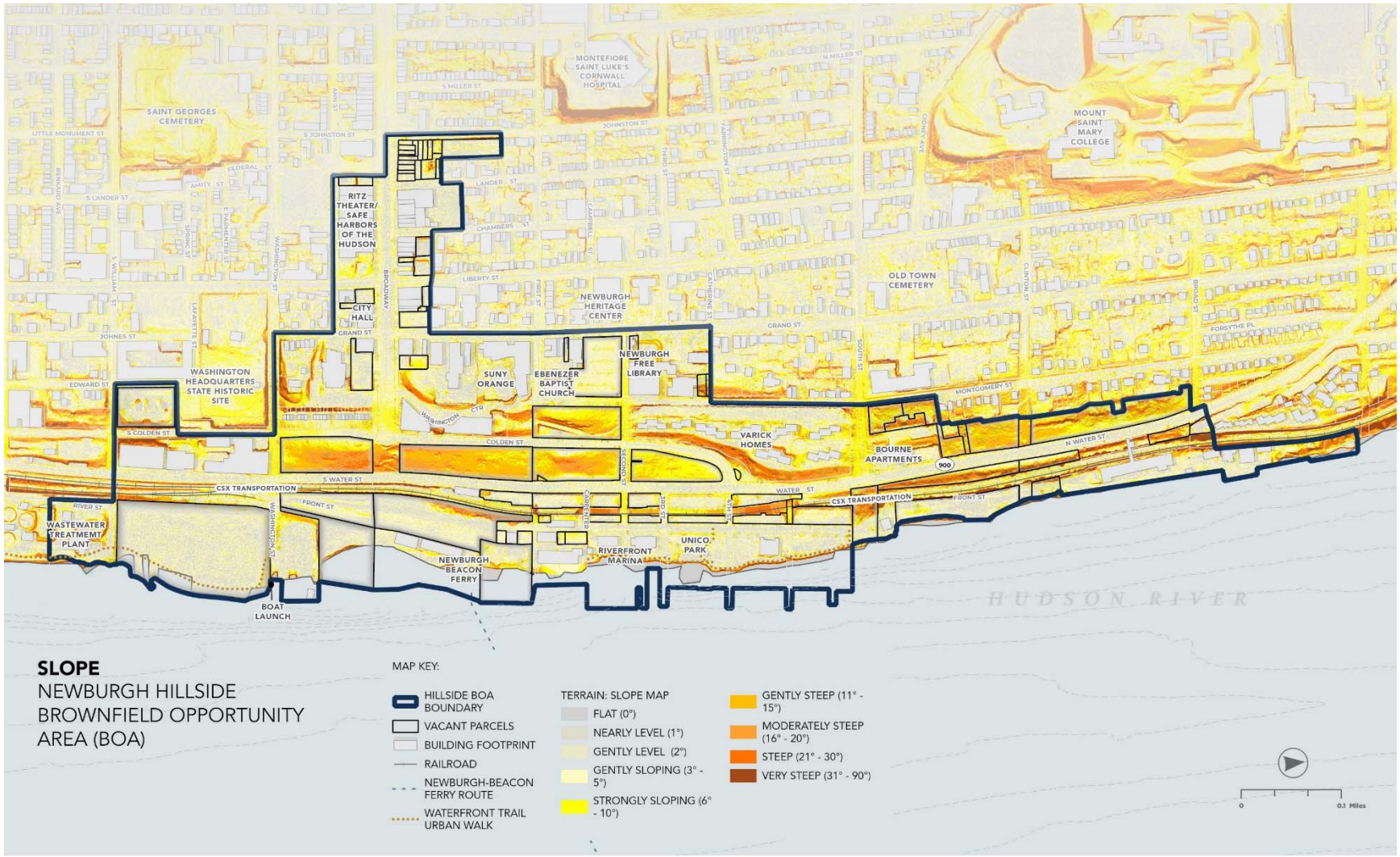
The vacancy rate for commercial office real estate in Newburgh hovered at 7.4% between 2018 and 2023. Demand for office space in Newburgh changes each year, but does so in a reliable manner, indicating a stable market where demand is met (CoStar, 2023).

Retail space in Newburgh is more volatile, with greater variance in the vacancy rate, which sat at 5% in 2023. However, the sharp growth of vacancy rates coincides with the Covid-19 pandemic timeline. At the start of 2023, vacancy rates were at the lowest rate since 2018. Considering historic demand and vacancies for the city, it is likely that there is yet unmet demand for retail space, presenting an opportunity for the city. While parking space may be adequate, parking efficiency issues must be resolved to fully capture the potential of real estate and office space in the city (CoStar, 2023).

Another opportunity for the city exists in the hospitality market. Key performance indicators for the hospitality real estate market in CoStar in 2023 reveal improving conditions: hotels in the surrounding Town of Newburgh and New Windsor have been able to increase the occupancy rate while also charging more per room per night than the 10-year average of $100.52. Developers also suggested hotels as a potential development concept for the Hillside BOA.

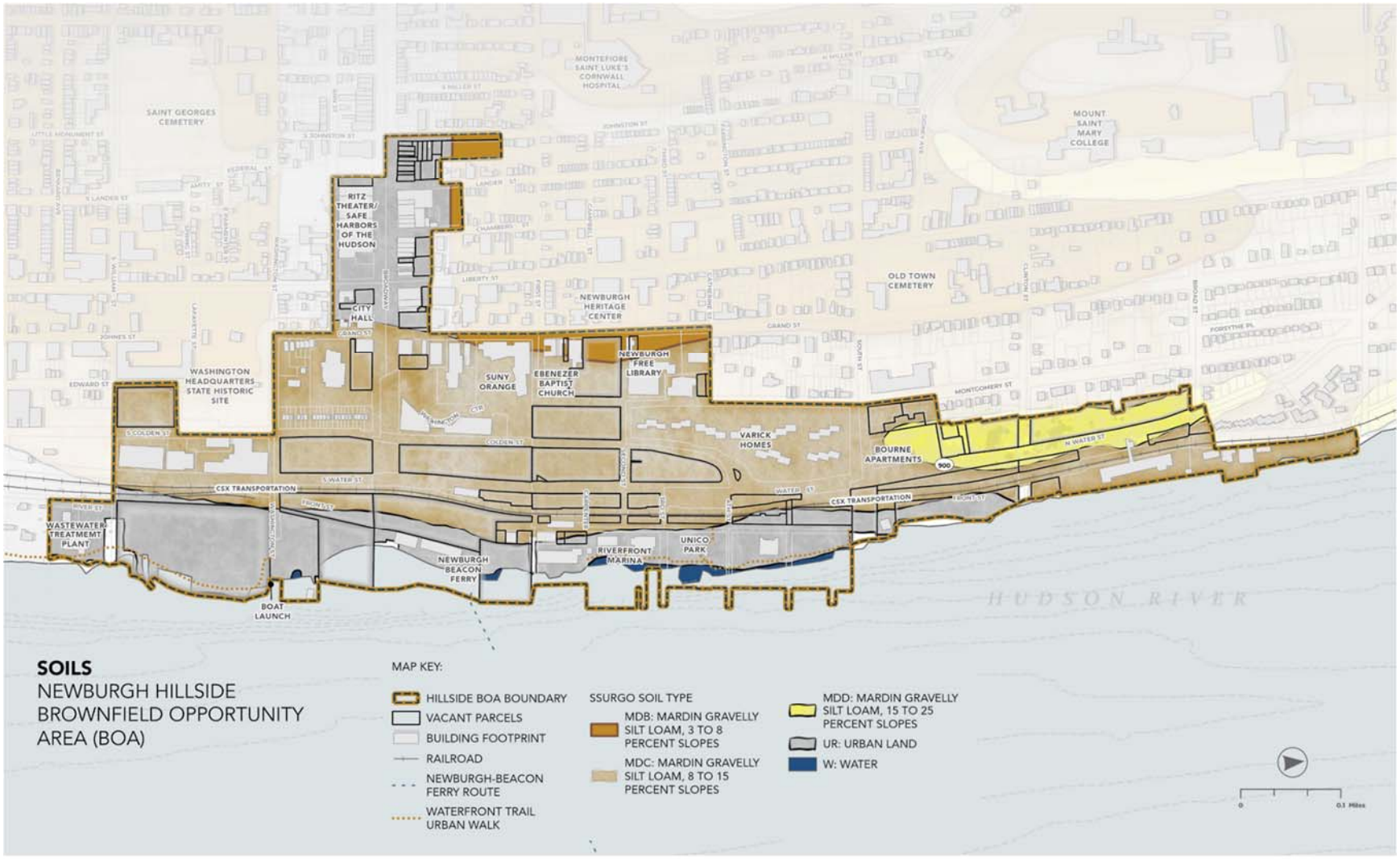
Industrial Real Estate

Industrial real estate in Newburgh has been relatively robust over the past decade. Vacancy rates steadily decreased until mid-2021 and several new projects are planned in the City. However, the spaces in demand are simply too large to locate in the BOA.



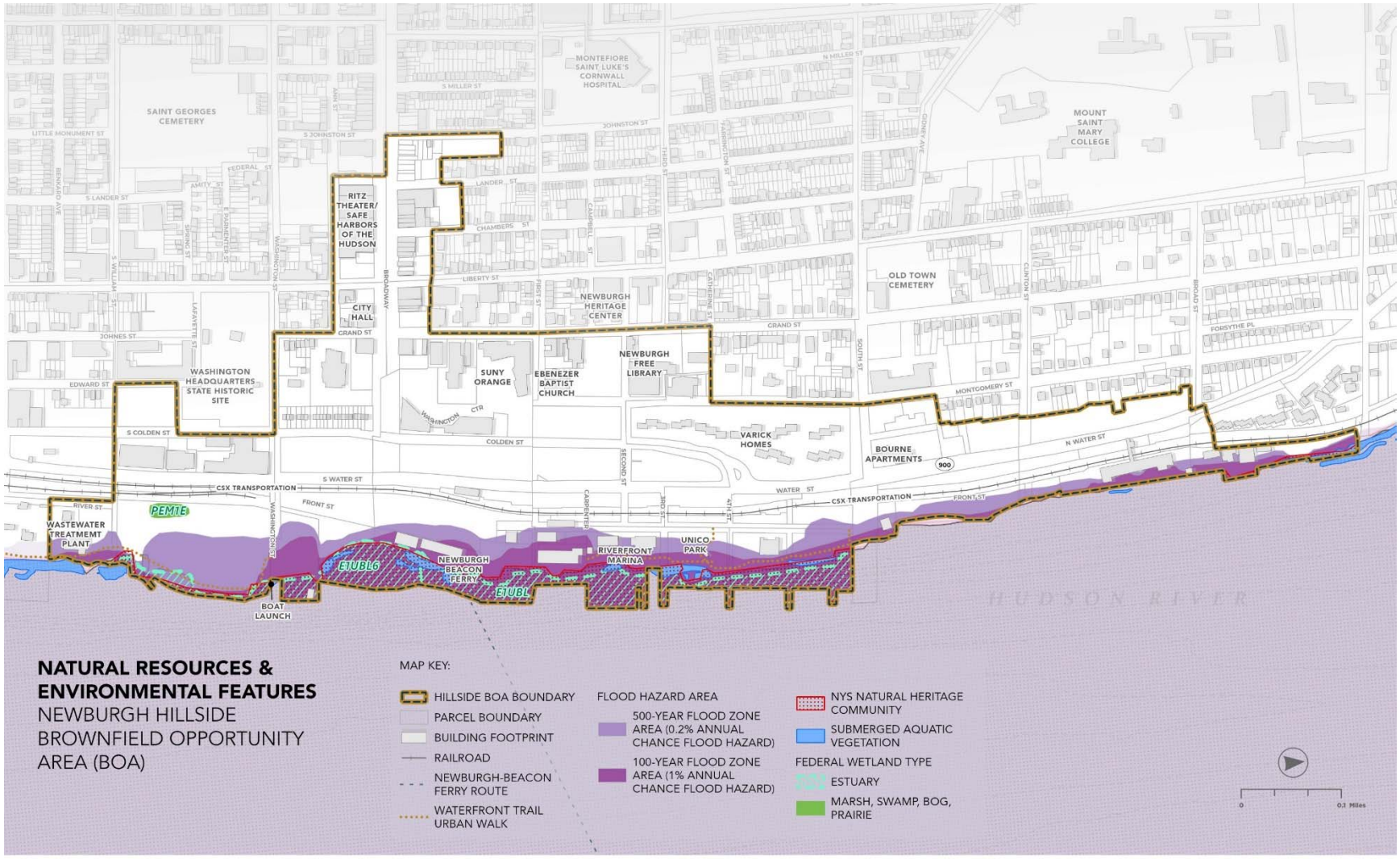
Airbus,USGS,NGA,NASA,CGIAR,NCEAS,NLS,OS,NMA,Geodatastyrelsen,GSA,GSI and the GIS User Community
SOURCE: ORANGE COUNTY PLANNING, 2023; NYSGIS CLEARINGHOUSE 2023; ESRI 2023; OPENSTREETMAP CONTRIBUTERS 2023

Figure 3 Steep Slopes Map, Hillside BOA



SOURCE: ORANGE COUNTY PLANNING, 2023; NYSGIS CLEARINGHOUSE 2023; ESRI 2023; OPENSTREETMAP CONTRIBUTERS 2023; USDA SSURGO 2023

Figure 4 Soils Map, Hillside BOA



SOURCE: ORANGE COUNTY PLANNING, 2023; NYSGIS CLEARINGHOUSE 2023; ESRI 2023; OPENSTREETMAP CONTRIBUTERS 2023; FEMA 2009 - FIRM Panels: 36071C0144E and 6071C0332E; USFWS NWI 2000; NYSDEC 2018

Figure 5 Natural Resources & Environmental Features Map, Hillside BOA

3.3 PHYSICAL CHARACTERISTICS OF THE BOA

Natural Resources and Environmental Features

Slope and Soils

As the name suggests, the Hillside BOA is situated on sloping land that rises from the western shoreline of the Hudson River. The north-south roads and lands are relatively flat, and the steeper slopes occur from east-to-west, and are more accentuated where some development has occurred and creates a "step" feature moving down the hill towards the water.

Key Findings:

- Areas of the BOA with moderate to steep slopes including strategic sites one and two, could make certain development challenging without proper engineering.

The waterfront area is nearly level, with slight rise toward the CSX railroad, which is on a raised track. The gentle grade continues across Water Street, where it steepens to a 10-20 degree grade across the vacant Hillside parcels, is level at Colden Street, then rises steeply again to Montgomery Street before gradually easing into a very gentle slope that continues west throughout the Broadway/downtown area. See Figure X for more details.

The Hillside BOA has four different soil types. Table 1 and Figure 4 show that the main type is Mardin gravely silt loam, with three different slope ranges. The largest size is Mardin gravelly silt loam with 8 to 15% slopes (MdC), which accounts for 83.2 acres (56.34%) of the BOA. The other two Mardin gravelly silt loam soil types are 15 to 25% slopes (MdD), which comprises 8.3 acres or 5.6% of the BOA, and 3 to 8% slopes (MdB), which accounts for 4.5 acres or 3.04% of the BOA. The remainder of the BOA is the Urban land soil type (Ur), which includes 39.8 acres or 26.92% of the BOA.

Table 1 USDA Soil Types in the BOA

Soil Type	Soil Type Description	Acreage	% of total
MdB	Mardin gravelly silt loam, 3 to 8 percent slopes	4.5	3.04%
MdC	Mardin gravelly silt loam, 8 to 15 percent slopes	83.2	56.34%
MdD	Mardin gravelly silt loam, 15 to 25 percent slopes	8.3	5.6%
Ur	Urban land	39.8	26.92%
W	Water	12.0	8.1%
Total		**147.7**	**100%**

The biggest challenge to development with respect to slopes and soil types in the BOA is the presence of moderate to severe slopes in certain areas. In general, the Mardin gravelly silt loam soil type is a deep, moderately well-drained, medium-textured soil with varying slope features.

The 8.3 acres of MdD that are 15 to 25% slope would present development challenges. The area where these steep slopes are located is in the northern area of the BOA along Water Street (see Figure 4). Figure 4, which is based upon topography data, has the vacant lots within the BOA outlined. There are several vacant parcels along Water Street that have slopes that could present development obstacles.

Existing Land Use

Understanding existing land use patterns is critical to identifying appropriate redevelopment opportunities for an area. To analyze land use, the New York State Department of Taxation and Finance property type classification codes were used as a standard measure to assess the area in acres and overall percentages of different land use classifications in the Hillside BOA.[7] There can be some variation in actual use and the classification code, and a few adjustments were made for major differences in the BOA. Existing land uses may or may not conform to the current zoning for that parcel (see Zoning).

As illustrated in Table 2, the Hillside BOA is 147.7 acre, urban environment featuring a mix of uses. Roads and transportation rights of way account for one-fifth of the area, which is typical for a city.

Vacant land, including parking lots, is the most common classification, applying to 49.2 acres, or one-third of the BOA. The second most common use (after rights of way) is Commercial. Commercial properties include various businesses, offices, and retail stores, as well as mixed-use where commercial and other uses (e.g., residential, non-profit services) share a building. Approximately 10% of the BOA is classified as Community Services, which includes cultural and educational institutions, Orange County services, and religious and benevolent uses. Land classified

Key Findings:

- Vacant land is the dominant land use within the BOA, covering 50 acres or one-third of the study area.
- Vacant land on the Hillside isolates the waterfront from the Broadway corridor, limiting the ability for these commercial areas to support each other.
- There is a concentration of Community Services along the Grand Street corridor.
- There is a lack of residential uses in the BOA, apart from some housing developments on Urban Renewal land adjacent to the hillside.
- There is no connection between Broadway and the waterfront over the CSX railroad. Vacant land and oversize parking lots occupy prime waterfront property in areas without a crossing. Connections over the tracks could be possible in these locations.
- There are very few park, recreation, and entertainment areas in the BOA.
- A few light industrial uses remain on the edges of the waterfront.

[7] Data note: In practice, there can be instances where the current actual use varies somewhat from the official classification. The classification codes have implications for property taxes and are the preferred standard dataset for land use analysis.

as Residential alone, not including mixed-use, accounts for 8% of the BOA and applies to single and multi-family homes and apartment buildings. Public Services uses including utilities and the CSX railroad cover approximately 10 acres (6.8%). The remaining 10% is split between legacy industrial uses and parks, recreation, and green space.

Table 2 Existing Land use in the Hillside BOA

Land Use Classification	Parcels	Acres	% of BOA
Vacant land	79	49.2	33.3%
Transportation Right-of-way	20	31.2	21.2%
Commercial	44	18.1	12.3%
Community Services	17	14.5	9.8%
Residential	38	12.3	8.0%
Public services	13	10.0	6.8%
Industrial	5	6.8	4.6%
Wild, forested, conservation lands and public parks	3	5.0	3.4%
Recreation and entertainment	2	0.5	0.3%
Total	**223**	**147.7**	**100.0%**

Commercial

Commercial land uses are the predominant non-vacant land use within the BOA. Commercial uses account for 44 parcels totaling 18.1 acres and 12.3% of the total BOA (Figure X). Commercial uses are predominantly clustered along Broadway and the Hudson River waterfront. Waterfront commercial uses are primarily a mix of retail and restaurants. They are intermixed with marinas, parks, and vacant land. Many of these uses also include large adjacent parking areas (classified as vacant land). Commercial land uses along Broadway include restaurants, retail, professional offices and services, and some mixed-use.

Notably, 37 of the Vacant parcels are located in commercial areas.

Community Services

Community Services comprise approximately 14.5 acres, or 9.8% of the BOA. They are concentrated along a cultural corridor on Grand Street and interspersed along Broadway. Uses include SUNY Orange, the Newburgh Free Library, churches, Safe Harbors of the Hudson, and County services. Also included in this category are civic uses such as Newburgh City Hall and the City of Newburgh Police and Fire Departments.

Residential

Residential development is limited in the Hillside BOA, accounting for only 12.3 acres or 8% of the area. There are four clusters of residential land. The largest residential use is Varick Homes, a cluster of 23 apartment buildings on former Urban Renewal land bounded by Montgomery, South , Water, and Colden Streets. Varick Homes provides apartments primarily for senior



SOURCE: ORANGE COUNTY PLANNING, 2023; NYSGIS CLEARINGHOUSE 2023; ESRI 2023; OPENSTREETMAP CONTRIBUTERS 2023

Figure 6 Existing Land Use Map, Hillside BOA

citizens and includes several low-income units. Adjacent to the north is Bourne Apartments, a Low-Income Housing Tax Credit (LIHTC) apartment complex with 205 low-income units. LIHTCs incentive builders and developers to provide affordable housing. The maximum rent charged is based on the Area Median Income.

The other residential areas are located between Broadway and the Washington's Headquarters Historic Site. Along Washington Place are twenty attached single-family rowhouses overlooking the Hillside with a clear view of the Hudson River. Behind these rowhouses to the east is a large multi-purpose/multi-family residential parcel and a mix of single family and multi-family homes on Grand Street.

6.2 acres of vacant land is classified as vacant residential.

Public Services

There are 10 acres (7%) of Public Service land in the BOA, including the Newburgh Wastewater Treatment Plant on the waterfront, the Montgomery Street Substation (Central Hudson Gas and Electric) by the library, and the active CSX rail line.

The CSX rail line runs parallel to the waterfront to the east of Water Street. There is an at-grade crossing at Water and Washington Street. The line then drops below water street and runs along an elevated wall past the former train station (now restaurants), which rises steadily until it is level with Water Street once again near 19 Front Street. There are no crossings for this entire stretch opposite the Ferry landing to the east and the Broadway corridor to the west. Bridges between buildings once provided those connections. The waterfront is least developed in this area. Between 19 Front Street and Varick Homes, Water Street drops below the rail line and is connected via four local roads that pass under the railroad to waterfront shops, restaurants, and the Newburgh Landing Dock. The railroad is briefly level with Water Street again by Varick Homes, then continues below grade between two stone walls north through the remainder of the BOA. There are no crossings along this stretch except for the Regal Bag building bridge. The waterfront in this area is vacant.

Industrial

There are five parcels of Industrial land comprising 6.8 acres (4.6%) of the study area. Two are the former Steam Mills / Regal Bag properties at the extreme northern end of the BOA along Front Street on the shoreline. The uses within this area can be considered light industrial in nature and include art studios. On the southern end of the BOA at Water and Washington Street are three more adjacent (light) Industrial land uses with large building footprints, including a supply company and the Newburgh Brewing Company.

Wild, Forested Conservation Lands and Public Parks

Wild, Forested Conservation Lands and Public Parks account for three parcels and five acres (3%) of the BOA owned by the City. They include Unico Park in the central waterfront area, a public boat launch area off Washington Street, and the Downing Vaux Park stairs and greenspace

connecting Broadway to Water Street. There are no other wild or conservations areas in the BOA.

Recreational and Entertainment

The two Recreation and Entertainment land use parcels are the greenspace owned by Safe Harbors of the Hudson next to the historic Ritz Theatre on Broadway.

Transportation

Transportation lands are 21% (31.2 acres) of the total Hillside BOA. The transportation category is comprised of undesignated parcels within the BOA and primarily includes the area's road network.

Vacant Land

Large, multi-acre tracts of vacant land in the central part of the BOA boundary (See Figure 8). Almost 50 acres of the BOA (33%) is Vacant land. The largest contiguous area of vacant land spans the undeveloped Urban Renewal land on the Hillside, including four parcels between Water and Colden Street, one parcel between Colden and Montgomery Streets, and a parking lot to the south of the library. Together, these six city-owned parcels total 11.6 acres of vacant and underutilized land in the urban, waterfront core. This steep expanse of vacant land acts as a barrier between the waterfront and downtown Broadway area, effectively isolating these commercial corridors from each other.

The second largest vacant area is the 8.4-acre former Consolidated Iron remediated superfund site on the waterfront. The third is 4.17 acres of vacant Urban Renewal (and a .23 acre RoW) on Water Street across from the Regal Bag building.

Other vacant land includes large paved areas along the waterfront, 1 Lafayette Street, A cluster of sites on Johnston Street and Broadway, and other individual parcels along Broadway.

According to the NYS Property Assessors manual, the vacant parcels present in the BOA include:

- 6.1 acres (or 16 parcels) of vacant residential;
- 0.2 acres (1 parcel) of residential land with small improvements;
- 15.1 acres (27 parcels) of vacant lands located in commercial areas;
- 16.6 acres (8 parcels) of vacant commercial with minor improvements; and
- 11 acres (22 parcels) designated as parking lots.

Additional information on vacant land within the BOA is provided in the Land Ownership section.

Reducing the number of currently vacant and unproductive properties and attracting developers to return abandoned properties to productive use is a priority for the Hillside BOA program.

Zoning

The City of Newburgh adopted a new Zoning Code in 2015 to implement the recommendations contained in the 2008 "*Plan-It Newburgh*" Sustainable Master Plan and the 2011 City of Newburgh Future Land Use Plan. The new Code is a hybrid code with both traditional zoning districts and form-based districts. Newburgh's zoning, found in Chapter 300 of the City Code, is up-to-date and compatible with the objectives of the BOA program. Articles IV through VII establish various land use, historic, and other overlay districts, while Article XV establishes the form-based code and associated districts.

Zoning within the BOA generally reflects and is supportive of existing land use patterns in this area of the city. A flexible mix of uses are allowed, particularly in the form-based districts. Design standards, site review, and overlay districts apply in many areas of the BOA to preserve Newburgh's character and scenic, natural, and cultural resources. Table X summarizes each of the districts, including their intended character and allowable use.

Key Findings:

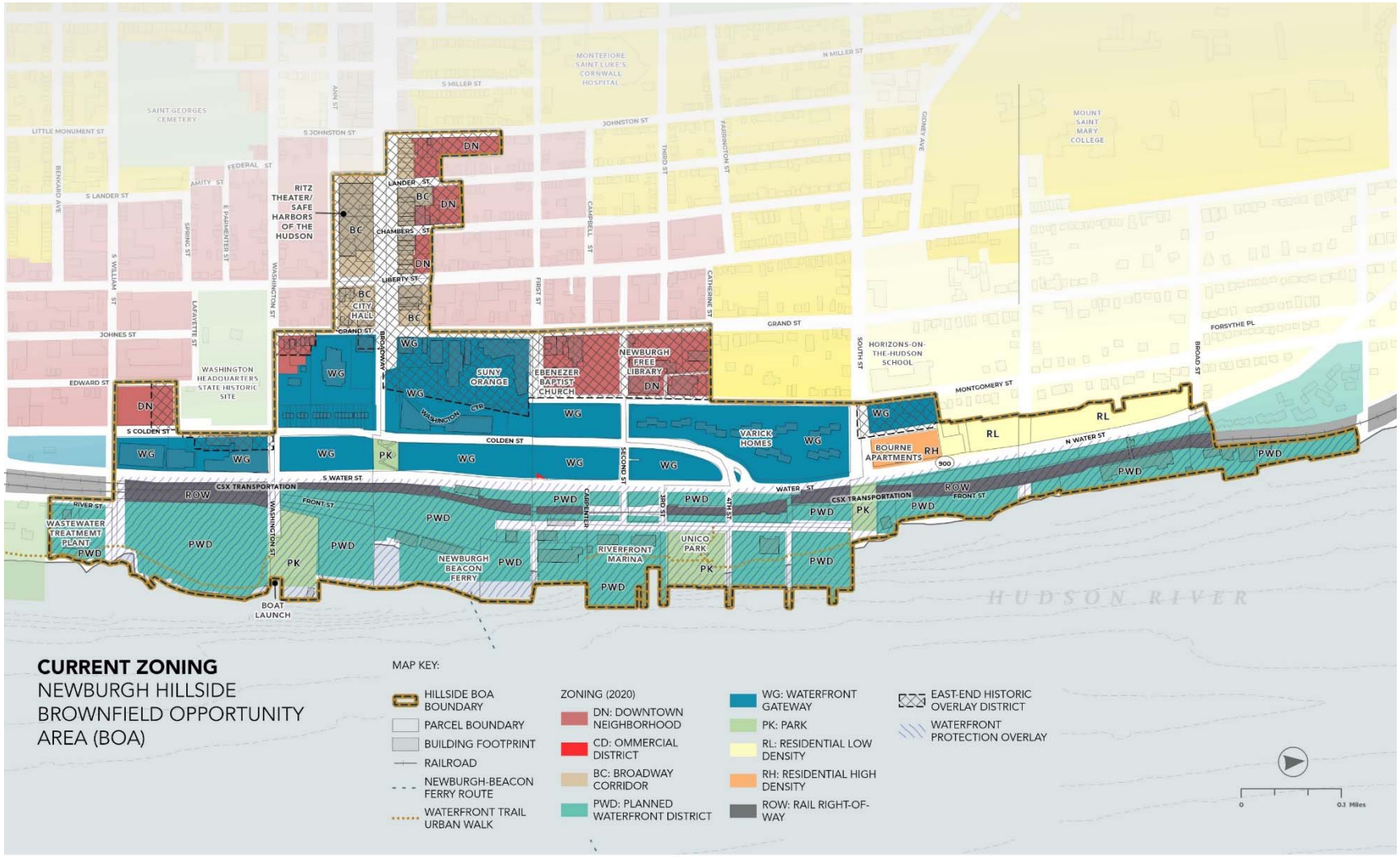
- Zoning in the BOA generally supports existing land use patterns and allows for flexible development that fits the City's traditional urban fabric. particularly in the form-based districts which cover nearly all of the BOA.
- Most developable land in the BOA is zoned Planned Waterfront District (40%) or Waterfront Gateway (33%) with some in the Broadway Corridor and Downtown Neighborhood. These form-based districts encourage a mix of active uses with provisions to ensure redevelopment aligns with the community's vision and character.
- Overlay districts provide an extra layer of protection for historic resources in the East-End Historic District and natural resources along the Hudson River.

Zoning Districts in the BOA

Table 3 Zoning District Descriptions, Hillside BOA

District	District Intent
Traditional Zoning Districts	
Park (PK)	Areas owned or used by the City, state, or other government entity for the purpose of being used as parkland, playgrounds, recreation areas, nature preserves, or open space.
Residential Low Density (RL)	Zone characterized by detached, single-family dwellings per lot, with allowances for two- and three-family dwellings and other housing types, facilities and services that meet the needs of the community and residents, provided they are at a scale and density compatible with the landscape character in the zone.

Residential High Density (RH)	Zone characterized by structures that accommodate large numbers of residential dwelling units in limited space in areas within easy pedestrian access to commercial areas and public facilities within the City.
Commercial District (CD)	Zone characterized by primarily retail and service-related businesses, and under closely controlled conditions, light industrial uses that are frequented by the general public.
Right-of-Way (ROW)	A parcel of property over which pedestrians or vehicles may legally pass over or through for purposes of public travel. These areas are not part of the City of Newburgh's zoning code, but the ROW district was created to address the gaps between zoning data parcels.
Form-based Districts	
Planned Waterfront District (PWD)	The Planned Waterfront District (PWD) is the area generally between Water Street and the Hudson River. It is the historic heart of Newburgh and has been, and is expected to be, a catalyst for revitalization. The district encourages water-dependent and water-enhanced uses. A broad mix of uses, including housing, commercial, cultural, and open space uses are allowed subject to design standards and site review. New construction must obtain site plan approval from the Planning Board and meet open space and public access standards.
Waterfront Gateway (WG)	The Waterfront Gateway (WG) Zone is suited for the most dense and tallest development in the City. The Zone promotes three- to eight-story, dense, mixed-use development with civic anchors. It includes areas to the north and south of Broadway between Grand Street and Water Street. The district permits mixed-use and most residential, institutional, and commercial uses, subject to design standards and site review. Industrial and larger scale uses (e.g., hospitals, shopping centers) are not permitted. The code includes provisions for preserving significant upland scenic views.
Downtown Neighborhood (DN)	The Downtown Neighborhood (DN) Zone generally encompasses the most urban neighborhoods to the north and south of Broadway. The district is intended to protect the quality of downtown neighborhoods. Mixed-use and most residential, institutional, and commercial uses are permitted, subject to design standards and, in some cases, site review. New infill development shall respect the pattern and scale of existing urban development. Buildings can be two- to six-stories. The code includes provisions for preserving significant upland scenic views.
Broadway Corridor (BC)	The Broadway Corridor (BC) Zone applies generally to lots along Broadway from West Street to Grand Street. The purpose of the zone is to focus commercial activity along this main thoroughfare and promote a vibrant, pedestrian-oriented, mixed-use district with three- to five-story buildings. Mixed-use, higher density residential and almost all commercial and institutional uses are permitted, subject to design standards and, in some cases, site review. One- and Two- family residential is not permitted.



SOURCE: ORANGE COUNTY PLANNING, 2023; NYSGIS CLEARINGHOUSE 2023; ESRI 2023; OPENSTREETMAP CONTRIBUTERS 2023

Figure 7 City of Newburgh Zoning Map, Hillside BOA

Figure 9 illustrates the zoning for the BOA and Table 4 below provides a breakdown of each zoning district in the BOA. Of the 147.7 acres of land within the BOA, 30.03% are east of Water Street within the Planned Waterfront District (PWD). The next largest district covered within the BOA is the Waterfront Gateway District (WG), which encompasses 24.66%, and includes Hillside upland parcels between Water Street and Grand Street. Much of this area is currently vacant. The Downtown Neighborhood (DN) district regulates 7.54% of the BOA, covering land to the north and south of the Broadway Corridor zoning district along Broadway. Residential properties north of South Street are designated Residential High Density (RH) (Bourne Apartments) and Residential Low Density (RL) (vacant residential land). Parks have their own designated district.

Table 4 Zoning, Hillside BOA

Zoning Class	Acres	% of BOA
Planned Waterfront District (PWD)	44.35	30.03%
Waterfront Gateway (WG)	36.43	24.66%
Road Right-of-Way (Road ROW) [a]	31.24	21.15%
Downtown Neighborhood (DN)	11.13	7.54%
Right-of-Way (ROW)[b]	7.28	4.93%
Broadway Corridor (BC)	6.05	4.10%
Park (PK)	5.33	3.61%
Residential Low Density (RL)	4.58	3.10%
Residential High Density (RH)	1.30	0.88%
Commercial District (CD)	0.02	0.01%
Total BOA	**147.7**	**100%**

Source: City of Newburgh, *ecode360.com*

Notes: [a] The Road ROW zoning layer is not in the City of Newburgh's zoning code but was added to account for gaps between zoning elements and cover the entirety of the BOA. [b] Follows the Railroad Corridor.

East-End Historic Overlay District

The Newburgh City Council designated the East End Historic District in 1977, then in 1985 the district was enlarged and added to the National Register of Historic Places. Development within the district shall be guided by the East End Historic District Guidelines, which were adopted by the City Council by Ordinance No 2-2008. The East End Historic District overlaps the BOA by 32.5 acres primarily within the inland (western portions) of the BOA.

Waterfront Protection Overlay (WPO) District

The Waterfront Protection Overlay (WPO) was established to provide protection to the City's waterbodies, creeks and stream corridors by creating and preserving vegetated stream and creek buffers, protecting water quality, preventing erosion, and enhancing habitat. This also works in combination with the designation of the Hudson River as a National Heritage Site in

the mid-Hudson region. Therefore, the overlay district regulates land uses within or adjacent to these streams or waterbodies to better meet the purposes of the district. There are 67.4 acres of the BOA within the Waterfront Protection Overlay, which coincides with the Planned Waterfront District in the BOA.

Historic or Archaeological Significant Areas

Within the BOA

The Hillside BOA overlaps with several historic and archaeological zones, including National Register of Historic Places (NRHP) districts. These historic assets give the city a unique sense of place and culture. However, many historic buildings require extensive maintenance, and developing new structures consistent with historic design guidelines may require specialized architects.

Key Findings:

- The upland portion of the BOA overlaps with two National Register of Historic Places (NRHP) districts and contains 85 historic buildings listed on the NRHP associated with these two districts.
- The Dutch Reformed Church in the BOA is individually listed on the NRHP. The Washington's Headquarters State Historic Site is adjacent to the BOA. Scenic views from these sites are protected in Newburgh's zoning code.
- Supporting developers to identify tax credits or assist them with historic design requirements may help spur investment in these historic districts

Two archaeological buffer areas overlap with the BOA. These are associated with the city's location on the Hudson River and are less likely to have a direct impact on development. Figure 10 depicts historic and archeologically significant areas in relation to the BOA area.

The 1840's **Newburgh Steam Mills Building** between the Hudson River and North Water Street is located entirely within the Hillside BOA. The district is not currently listed on the NRHP but has been determined to be Eligible for its inclusion. The Steam Mills manufacturing complex consisted of steam-powered cotton mills in the mid- to late- nineteenth century. By 1910, textile operations ceased, and the complex was repurposed to serve as a production facility for the Coldwell Lawnmower Company and then the Regal Bag pocketbook factory.

Two NRHP historic districts are partially within the Hillside BOA boundary: the Montgomery-Grand-Liberty Steets Historic District and the East End Historic District. Each district is characterized by distinct architectural styles and settlement patterns. **Eighty-five historic buildings** listed on the NRHP associated with these two districts are located within the Hillside BOA. An additional 55 listed buildings associated with these two historic districts are located near the Hillside BOA boundary.

The **Montgomery-Grand-Liberty Street Historic District** was listed on the NRHP in 1973. It consists of approximately 250 historic structures and is characterized primarily by a nineteenth century residential neighborhood, nine churches, and various public buildings. The residential

dwellings within the district are generally two to three stories and constructed of brick. However, clapboard, stucco, and shingles also adorn various dwellings. Prior to the Civil War many of the cottages and villas within the district were characterized by Gothic elements. Notable buildings within the Hillside BOA consist of the Dutch Reformed Church located at 134 Grand Street, and the former home of the Newburgh City Library located at 100 Grand Street. Listed on the NRHP both individually as well as within the Montgomery-Grand-Liberty Street Historic District. The **Dutch Reformed Church** was designed by Alexander J. Davis in 1835. At the time of its listing on the NRHP in 1970 (individual listing # 90NR02316), the structure was one of four remaining buildings designed by the famed architect. The **former Newburgh City Library**, erected in 1876 and designed by John A. Wood, is characterized by the High Victorian Italianate architectural style, and was the fifth public library established in the State of New York.

The **East End Historic District** listed on the NRHP in 1985, consists of approximately 2,462 historic structures, built between 1750 and 1935 which contribute to the district's listing on the NRHP. This historic district includes the core of the present city of Newburgh as well as the surrounding area, which was developed through the end of the nineteenth century. While neighborhood boundaries are fluid, the historic district contains several "zones" characterized by unique architecture styles and settlement patterns. The center of the East End Historic District, located partially within the Hillside BOA, is situated within the civic and industrial heart of present-day Newburgh. This neighborhood is represented by multi-story commercial and civic buildings from the early twentieth century. Examples within the BOA include the finely detailed Beaux-Arts style Columbus Trust Company Bank, built in 1902, located at 72 Broadway, and the Neoclassical style Newburgh Savings Bank, built ca. 1920, and located at 94 Broadway.

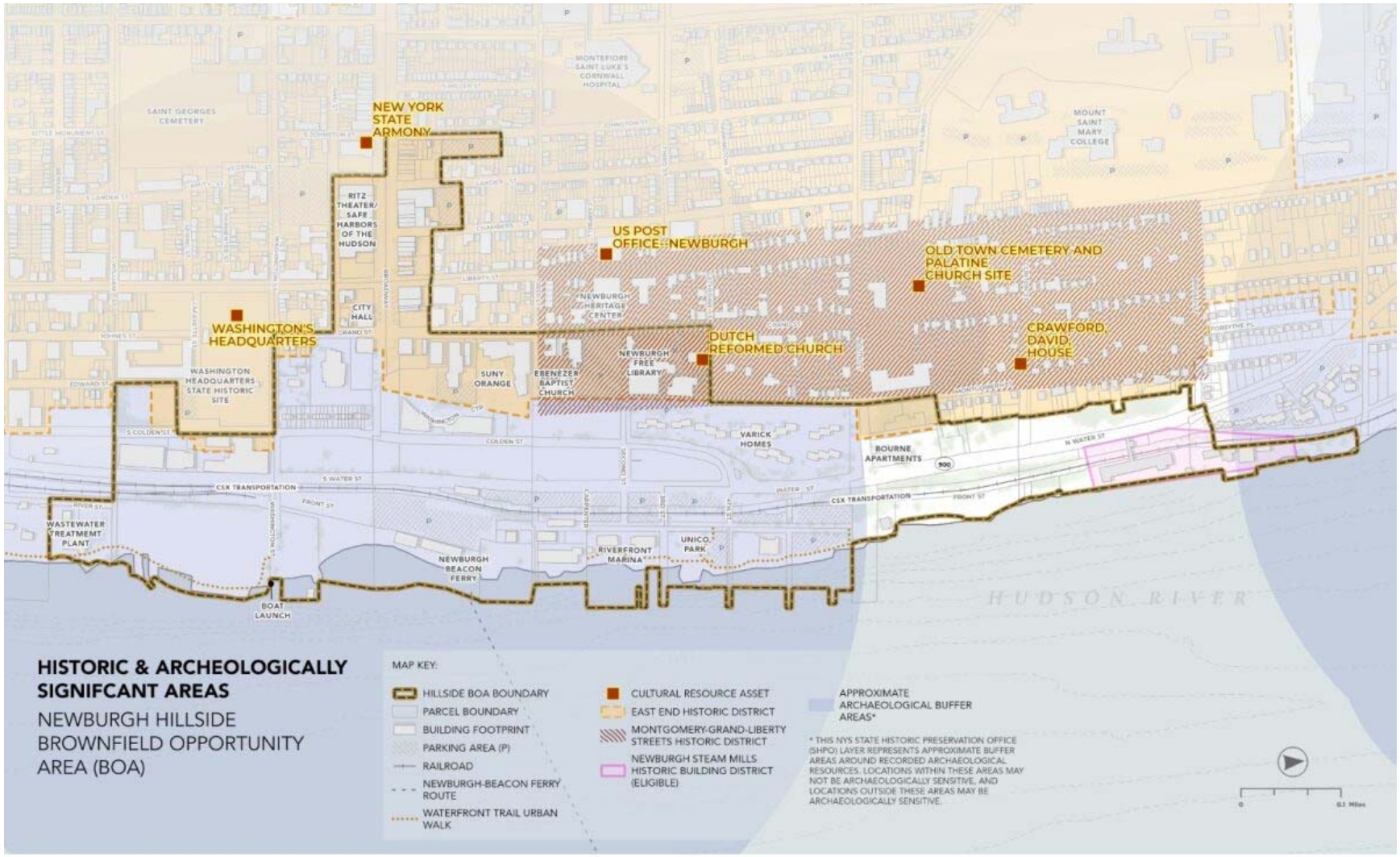
Adjacent to the BOA

While the remaining neighborhoods of the East End Historic District are located outside of the Hillside BOA, it is worth summarizing their contributing significance to the historic district. North and west of the East End Historic District's center is the city's commercial zone. This section of the East End Historic District is represented by multi-story buildings adorned in brick with street level store fronts along Broadway. Architectural elements present along Broadway included styles that were popular between the 1840s and 1930s exemplified by Italianate style buildings such as the one found at 156 Broadway just a short distance from the BOA boundary. North of the commercial section of the East End Historic District are four unique residential neighborhoods. The first includes the ornate dwellings of the Montgomery-Grand-Liberty Street Historic District characterized by the picturesque-era architecture of the mid-nineteenth century. Next, the neighborhood of Chambers, Lander, and Johnson Streets is characterized by multi-story brick residential buildings. Similarly, the neighborhood centered on Dubois Street is also characterized by nineteenth century multi-story brick residential buildings. Finally, the neighborhood located at the northern ends of Liberty and Grand streets is characterized by suburban-like early twentieth century dwellings.

Washington's Headquarters State Historic Site is also located adjacent to the Hillside BOA boundary. Obtained by the State of New York in 1850, this site was the first publicly owned and

operated historic site in the nation. In addition to Washington's Headquarters, a new archaeological district, Washington's HQ Archaeology District, has been proposed but is currently not listed on the NRHP.

Additionally, several notable structures are located a short distance from the BOA study area. The Warren House located at 196 Montgomery Street as well as the dwelling located at 222 Mongomery Street are indicative of the extravagant designs popularized after the close of the Civil War. The **David Crawford House** (NRHP# 90NR02317) at 189 Montgomery Street was home to the War of 1812 captain David Crawford who leased the plot of land from the Glebe of the Episcopal Church in Newburgh in 1830. The dwelling was constructed amongst other prominent homes of the time. Lastly, the **New York State Armory** building at 145 Broadway, also known locally as the "Bull Market," was erected in 1879, dedicated in 1880 and designed by prominent New York State architect John A. Wood. This building represents Newburgh's only standing representation of "castellated civic architecture."



SOURCE: CITY OF NEWBURGH 2023; ORANGE COUNTY PLANNING, 2023; NYSGIS CLEARINGHOUSE 2023; ESRI 2023; OPENSTREETMAP CONTRIBUTERS 2023; SHPO CRIS 2024

Figure 8 Historic and Archeologically Significant Areas Map, Hillside BOA

Land Ownership

Land Ownership is an important criterion when evaluating revitalization opportunities. Lands classified as "public" are those owned by a municipality or other public agency while "private" lands are owned by one or more private entities. When land is held in public ownership, it simplifies the process for the municipality to implement its vision for the property. The "non-profit" category includes organizations that own land for operating a non-profit organization. However, maintaining a high percentage of tax-exempt public and non-profit properties can undermine the tax-base and financial well-being of a City. The tax burden is shared across fewer property owners and fewer funds are available for public services.

Table 5 shows the breakdown of landownership, acreage and percentage by ownership. Figure 11 illustrates the locations of parcels by ownership type.

Key Findings:

- The majority of land in the BOA is publicly-owned (82 acres), with the City owning 39 acres.
- Over half of public land is Vacant (49 acres). This reduces the tax base, but provides more local control over redevelopment decisions on the BOA in the immediate term.
- Most waterfront land is privately-owned, with two large areas owned by the City and public access points throughout. Most of the Hillside area is publicly owned.
- The City owns most vacant Hillside sites, but is ineligible to receive federal clean-up funds for Urban Renewal sites. Ownership could be transferred to another public or non-profit entity eligible to receive U.S. EPA Brownfield Grants.
- Several of these public parcels could be strategic and catalytic to potential investment in the BOA.

Table 5 Total Land by Ownership Type, Hillside BOA

Ownership	Acreage	Number of Parcels	Percentage by Acreage
Public (Local)	81.8	84	55.4%
Private	64.4	127	42.2%
Non-Profit	3.5	16	2.3%
Total	**147.7**	**227**	**100%**

Source: NYS Tax Parcels Public, updated July 2023. Orange County 2023
Note: The Public (Local) ownership category includes 20 parcels, totaling 31.2 acres that are considered Transportation Roads/ROW

As illustrated in Table 5 and Figure 11, most parcels located in the Hillside BOA are held by private owners (127 of 227 parcels). Within these areas, land use decisions will be made by private sector interests. However, a larger percentage of the overall acreage within the BOA is held in public ownership (55.4%). This publicly owned portion of the BOA is comprised of 81.8 acres across 84 parcels. Fifty-five parcels are owned by the City of Newburgh, a total of 39.1 acres, or 26.5% of the BOA. These parcels are in addition to transportation/roadway or rights of way (ROW) (31.2 acres). The remainder of the publicly owned land is owned by the City of

Newburgh IDA (<0.1 acres), Orange County (8.4 acres), Newburgh Public Library (1.7 acres), and the NY-NJ Palisades Interstate Park Commission (1.44 acres).

When looking at development potential, vacant properties are attractive because they do not require demolition of existing structures. Table 6 provides details on vacant properties by ownership category.

Table 6 Vacant Land by Ownership Type, Hillside BOA

Ownership	Acreage	Number of Vacant Parcels	% by Acreage
Total Vacant Properties	**49.2**	**79**	**100%**
Public (Local)	30.0	46	61.0%
Private	18.7	30	38.0%
Non-Profit	0.7	3	1.35%

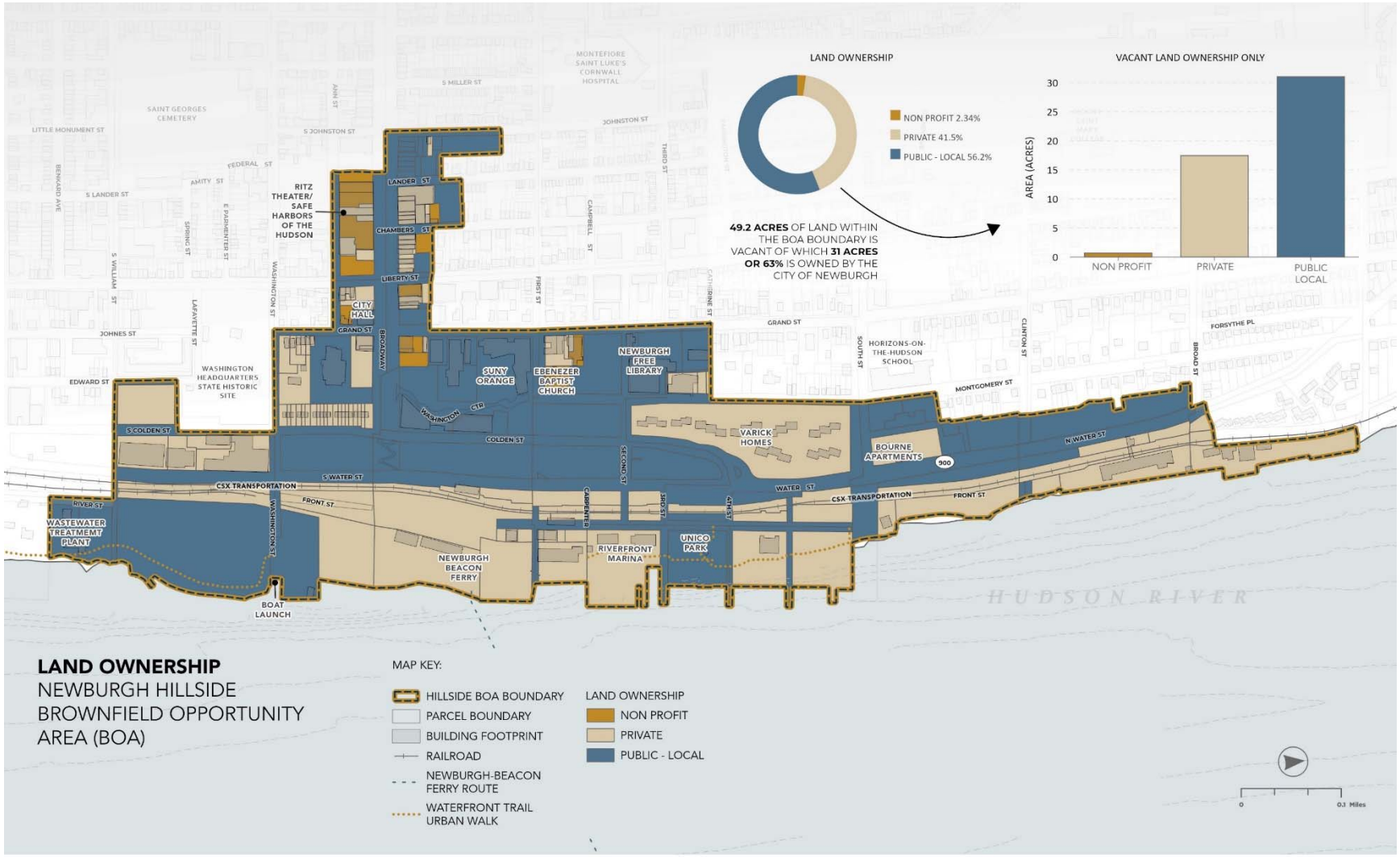
Source: NYS Tax Parcels Public, updated July 2023. Orange County 2023

When considering only vacant properties, the majority are publicly owned (46 of 79 parcels), and these parcels combine for a significant majority of the vacant parcel acreage (61%), as discussed in the Land Use section. Many of the vacant parcels are adjacent and could potentially be combined into larger redevelopment sites. Some vacant rights of way could also be leveraged, alone or in combination with other vacant sites to support the city's redevelopment objectives. proThe largest parcel is the 8.41-acre Consolidated Ironproperty owned by the City of Newburgh located along the waterfront at the foot of Washington Street and is zoned commercial with minor improvements.

Most of the vacant or underutilized land on the waterfront is privately-owned, including several adjacent parcels under common ownership that could potentially be redeveloped together. The city maintains rights of way that extend over the Hudson River that can be leveraged together with local laws (LWRP and zoning) to safeguard public access to the shoreline in privately-owned areas. The city owns the boat launch site and the former Consolidated Iron superfund site, which has been remediated and can be redeveloped in accordance with a site management plan and engineering controls (see Brownfields discussion).

Most of the Hillside area sites are publicly owned, except for 35 Broad Street, the northernmost parcel along Water Street. 35 Broad Street is under common ownership with the adjacent Regal Bag properties. City ownership of the Hillside gives the public greater control over decisions for Urban Renewal sites. However, it also poses a potential challenge for redevelopment. As the party responsible for the contamination, the City would be ineligible to receive state or federal brownfield clean-up funds. For these sites to be eligible to receive U.S. EPA clean-up funds, the City would need to transfer ownership to another public or a non-profit entity.

Vacant sites along Broadway are a mix of public and private sites. The largest cluster of public vacant land at the western edge of the BOA is not on Urban Renewal Land.



SOURCE: ORANGE COUNTY PLANNING, 2023; NYSGIS CLEARINGHOUSE 2023; ESRI 2023; OPENSTREETMAP CONTRIBUTERS 2023

Figure 9 Land by Ownership Map, Hillside BOA

Building Inventory

Key Findings:

- The Hillside BOA contains approximately 135 buildings. Half were built before 1940 in more historic and sometimes ornate styles.
- Buildings built after 1954 are primarily residential developments and public facilities on Urban Renewal land.
- Six key buildings were identified for their reuse potential. The Dutch Reform Church (1835), Regal Bag Building (1844), City Club (1857), 112 Broadway (1900), Kreisel's Furniture Building (1932), and Public Safety Building (1978).

The building stock in the Hillside BOA reflects Newburgh's history as an industrial riverfront city that has been partially redeveloped following urban renewal and a decline in manufacturing. The Hillside BOA contains roughly 135 buildings of varying ages and styles.[8] Most buildings are brick and stone construction, with some smaller, timber frame residences. Approximately half were built prior to 1940 and Urban Renewal, often in more ornate architectural styles. The remaining half were constructed after Urban Renewal, typically in simpler, modern styles.

Approximately one quarter of buildings in the Hillside BOA were built between 1835 and 1896 and another quarter date from between 1900 and 1938. Most of these older buildings are located along the Broadway and Grand Street corridors, with a few on South Water Street and on the waterfront. They feature picturesque architectural styles such as Beaux Arts, Queen Anne, and Neoclassical and include both residential and commercial buildings as well as structures originally built for civic, benevolent, religious, or fraternal uses. Examples include a former city library, fire station, YMCA, masonic temple, labor union headquarters, labor and veterans clubs, and the Ebenezer Baptist Church. Older buildings on the waterfront include former warehouses and mills, such as the historic Steam Mills buildings.

The other half of buildings in the BOA were built between 1954 and 2001. These are primarily large public facilities and affordable residential developments built on Urban Renewal land. They also include a few metal warehouses and restaurants on the waterfront. Examples include the Newburgh Free Library, the Public Safety Building at 55 Broadway, SUNY Orange County Community College, the high-rise Bourne Apartment building, Varick Homes (23 two-story brick apartment buildings), and the Washington Place Townhomes (20 small, timber single-family townhomes).

[8] Public NYS Tax Parcels dataset hosted on the NYS GIS Clearinghouse containing 2022 parcel data from Orange County and 2022 Assessment Roll tabular data from the NYS Department of Tax and Finance's Office of Real Property Tax Services (ORPTS). Accessed January 2024 from . The year-built data and approximate building count was adjusted based on map data and field observations to account for parcels with multiple buildings or double lots with one building.

Key Buildings in the BOA

Buildings in the BOA were reviewed during site visits and desktop charettes for their reuse potential as well as their significance to the cultural and architectural character of the study area. Six buildings were identified as potentially underutilized properties that could be evaluated for their reuse potential.

The city-owned **Public Safety Building** located at 55 Broadway is a two-story structure built into the hillside below Grand Street measuring approximately 25,000 gross square feet. The 1.9-acre property has onsite parking and beautiful views of the Hudson River. The building was constructed in 1978 to house the City of Newburgh Police and Fire Departments. The east side of the building continues to be used as the Newburgh Police Department headquarters (Broadway entrance) and the west side is the Newburgh Fire Department headquarters, with 1-story above ground on 22 Grand Street. The building was built in 1978 and is in poor condition.[9] The low height and modernist architectural style contrasts with the buildings in the surrounding district. The attractive location and river views of the property present an opportunity to repurpose the site as redevelopment in the BOA progresses. In this scenario, the police and fire departments would be relocated to a new facility in a suitable location.

The **Dutch Reformed Church** at 134 Grand Street is the oldest building in the BOA. The Greek Revival building was designed by famous architect Alexander Jackson Davis in 1835 and operated as the Newburgh Dutch Reformed Church from 1837 to 1968. Since then, the building has been vacant and the focus of various preservation and restoration efforts. The church was listed on the National Register of Historic Places in 1970, saving it from demolition under the urban renewal program, and was designated a National Historic Monument in 2001. Small grants have funded stabilization work throughout the years, but the structure remains in very poor condition. The property is within the East End and Montgomery-Grand-Liberty Street Historic Districts.

At present, the property is owned by the City of Newburgh. The one-story, 55 feet high structure is fronted by an ionic order portico with four restored, 32-foot columns. The building is 5,700 gross square feet with a large hall (sanctuary) and full basement. The property has partial views of the Hudson River and is adjacent to residential and civic uses.

The privately-owned **Kreisel's Furniture Building** at 123 Broadway is a 2-story attached commercial row building notable for its Art Deco façade. Built in 1932, the brick and sandstone building was a furniture store through the 1970s, but has been vacant for decades. The building is approximately 15,000 gross square feet and extends to Ann Street. The building is listed in fair condition.

[9] Building condition information is based on field observations, Orange County Real Estate Property Data (accessed from Image Mate online property.data.oragnecountygov.com March 2024), and discussions with City of Newburgh staff.

The former **Regal Bag Building** at 302 Water Street is a large, 5-story, brick building on the shoreline of the Hudson River. The building was built in 1844 as part of the Newburgh Steam Mills manufacturing complex. The steam-powered cotton mill operated into the late nineteenth century. In 1910, the building became the headquarters of the Coldwell Lawn Mower Company. In the 1940s, the building was transferred to a handbag manufacturing company, later known as the Regal Bag Corporation. Regal Bag operated for several decades, first manufacturing, then distributing handbags. The building is eligible for inclusion on the National Register of Historic Properties.

In recent years the Regal Bag building has been used as studio and office space for artists, photographers, and wellness businesses, but the approximately 108,000 square feet industrial space is largely underutilized. The building is situated on Front Street on the banks of the Hudson, with parking and loading docks at ground level, and beautiful views of the river from all floors. The main entrance is via a walking bridge over the railroad line that connects Water Street to the top floor of the building. The Regal Bag complex, including the buildings on 302 and 310 Water Street, are privately owned and were sold to a new owner in 2024.

The **City Club** at 120 Grand Street is a vacant, commercial shell building constructed between 1852 and 1857. The City Club was originally the residence of local physician Dr. William A Culbert. The Second Empire style home was famously designed by architect and landscape designer Calvert Vaux in collaboration with landscape architect Andrew Jackson Downing. It is a contributing property to the Montgomery-Grand-Liberty Streets Historic District.

In 1891, the building was converted into the City Club, a gentlemen's social club. Beginning in the 1960s, the building also housed tenants, offices, and a law library. Many of the surrounding properties were demolished during urban renewal, but the City Club survived until 1981 when it was gutted by a fire. The fire destroyed the roof, third floor, and most of the interior. The remainder was stabilized with a steel structure and is a 2-story, 7,100 gross square foot brick shell building. The property is owned by the city and used for temporary art installations. There is a strong community desire to restore the building.

112 Broadway is a commercial row building on the corner of Chambers and Broadway. The three-story brick building is approximately 7,400 gross square feet and is listed on the tax assessment rolls in poor condition. Built in 1900, the building was the location of a popular bakery and restaurant for decades. Today, the building is vacant with boarded up windows. The property is privately owned and in 2025 was listed for sale as a weather sealed and structurally sound building with a newly framed out building that could be redeveloped for mixed use.[10]

[10] Renaissance Realty Cons Group real estate listing on Corcoran.com

Parks and Open Space

The BOA features a few public and recreational spaces. The City would like to build on these resources to enhance recreational opportunities, public realm amenities, and public access to the waterfront.

Key Findings:

- Parks and green space are limited in the BOA, but vacant land offers opportunities to expand recreational opportunities and green space public and private land.
- The rehabilitation of the Newburgh Landing public in Newburgh's deepwater bay offers an opportunity for expanded waterfront tourism.
- Unico Park is an important public and gateway asset on the waterfront.
- New trail connections within the BOA present opportunities to expand a local trail network with connections to local and regional attractions in the future.
- The Boat launch parking lot is underutilized in the off-season and could potentially host other uses.
- Vacant sites are being used as unofficial green space and redevelopment should incorporate a diversity of green, park, and recreational areas to serve residents.

Newburgh Parks

Unico Park and Newburgh Landing Park (Dock)

Unico Park is a two-acre City owned riverfront park located at 70 Front Street. It is the only developed public park on the waterfront and is considered an important recreational asset for the community. The park offers benches, picnic tables, and scenic views of the Hudson River next to the Newburgh Landing Dock. The tourism kiosk in the park posts local event flyers, provides maps and guides, and stocks information on local and regional tourist sites. Seasonal food vendors can be spotted around the park area during the warmer months. The park also acts as an outdoor flex/event space for concerts and exhibitions.

Newburgh Landing Park (Dock), a boat and fishing pier closed since 2014, has been fully redesigned and is in the final stages of securing funding for reconstruction. Once the dock is reopened, Unico Park will serve as complementary resource welcoming residents and visitors.

Newburgh Public Boat Launch (also known as Washington Street Boat launch)

The City of Newburgh Public Boat Launch is located at the foot of Washington Street and is open to the public from April until October. The boat launch offers the public a safe means to launch boats, canoes, and kayaks. The next closest boat launch is Cornwall and the site is very busy in the summer months. The launch has ample parking for a fee paid via a on-site meter. Daily passes are also available. Dining at nearby restaurants is also available and the site is accessible by bus. Fishing access is also provided at the site.

Starting in 2016, guided kayak tours of the Hudson River waterfront depart from the Boat Launch. Parking for vehicles and boat trailers is provided at the boat launch, along with a sitting area. The park is open daily from sunrise to sunset. Launch hours are seasonal; a fee is charged for launching all trailered boats, but not for "car-top" vessels.

The ramp also provides access to the river for participants in Hudson River fishing tournaments and is used for emergency response, rescue and retrieval purposes by authorized agencies, including the city's Police and Fire departments. Construction of the boat launch was undertaken with State funds provided through the New York State Department of Environmental Conservation (NYSDEC).

Downing Vaux Park

Located at the foot of Broadway and Colden Street is Downing Vaux Park. In 1902, Downing Vaux, the son of noted architect Calvert Vaux, was commissioned to create a scenic oasis on the hillside to increase pedestrian safety on the steep slope. The park is a small half-acre of green space in the center of the Hillside area. The site includes a tree lined green space, with benches and lighting and a walking path that provides access to Water Street. Though historic in nature, the park offers no amenities and is not a particularly functional or accessible feature.

Safe Harbors Green

Safe Harbors of the Hudson is a mixed-use, non-profit housing and arts redevelopment project. The project began in 2002 with the purchase of the Hotel Newburgh, a once proud destination, that had deteriorated over the years. The Safe Harbors Green has been developed into a fully accessible urban pocket park in the center of Newburgh's downtown. The Green serves as a cultural and social hub and a space for the organization's programming.

South Street Park

A waterfront park, pending construction, that has been designed and approved as a dedicated City park. The approximately half acre park is located at the terminus of Front Street. As planned, the park will contain an observation pavilion, benches, and a riverfront walkway for parkgoers to take in the Hudson River views. There will also be a seasonal dock and storage facilities for kayaks. The City recently opened up a connection under the rail line along South Street near the site.

Newburgh Trails

The Hillside BOA includes trails that provide access to and across the Newburgh waterfront and connection to City parks within the BOA. A detailed description of the city's trail networks within the BOA boundary is provided below.

Waterfront Trail Urban Walk

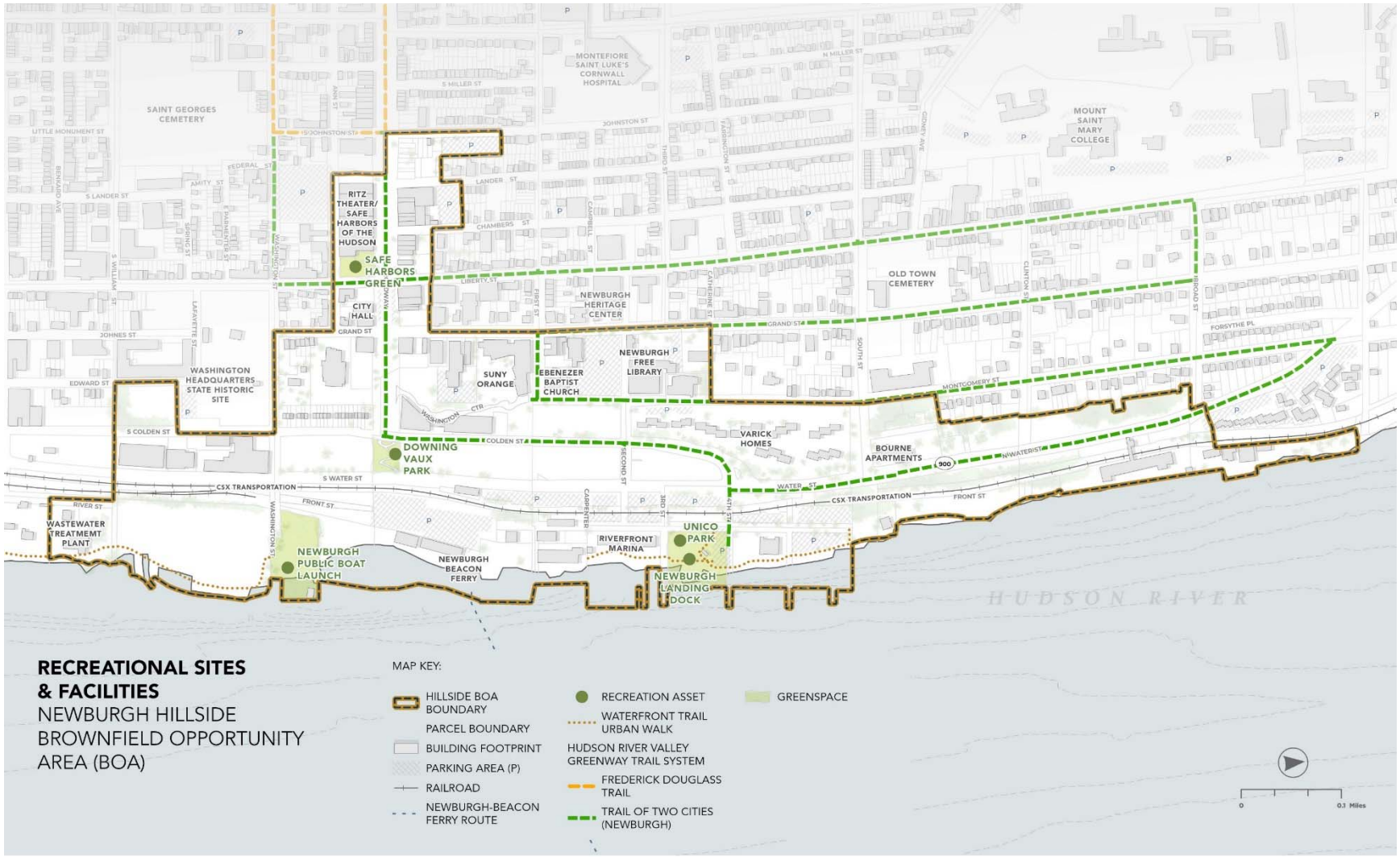
This trail runs along portions of the Hudson River, through the BOA. The trail however is not continuous through the BOA along the riverfront. A mile long stretch runs from Washington Street to Ward Brothers Park (See Figure X). The trail then resumes at Riverfront Marina and traverses some of Newburgh's waterfront recreational areas– including Unico Park and the Newburgh Landing Dock and then past several commercial uses where it terminates adjacent to a large parking lot.

Frederick Douglass Walking Trail

Part of the Hudson River Greenway Trail. A self-guided walk of sites in Newburgh steeped in African American history. The trail is mostly outside the BOA, traversing within the BOA for only several feet (see Table X below) near the intersection of Broadway and Johnston Street. Outside of the BOA boundary, tour stops along the trail include the Alsdorf School of Music and Dance, AME Zion Church, and Downing Park.

Trail of Two Cities (Newburgh)

The city is part of the Hudson River Greenway and is developing the waterfront as part of the Trail of Two Cities with the nearby City of Beacon. The trail is a non-motorized link between the City of Beacon and surrounding communities connecting the Beacon train station with the Newburgh Beacon Bridge via the Trail of Two Cities and future trail networks within the Town of Fishkill. The trail length within the Hillside BOA is 1.9 miles.



SOURCE: ORANGE COUNTY PLANNING, 2023; NYSGIS CLEARINGHOUSE 2023; ESRI 2023; OPENSTREETMAP CONTRIBUTERS 2023

Figure 10 Recreational Facilities Map, Hillside BOA

Transportation

Transportation systems in the Hillside BOA include a CSX rail line that runs along the waterfront, freight and ferry water transportation on the Hudson River, trails, public transportation routes, and a road network that accommodates vehicles, bicyclists, and pedestrians on the sidewalks. Approximately five miles west of the Hillside BOA is Stewart International Airport, which is operated by the Port Authority of New York and New Jersey.

Key Findings:

- Low traffic streets, ample parking areas, and ownership of historic rights of way create opportunities for investments in bicycle and pedestrian infrastructure to increase foot-traffic.
- The city contains many significant regional transportation connections that could be leveraged to develop a transportation hub in the Hillside BOA.
- Providing welcoming and accessible pedestrian connections from the waterfront to Broadway will be essential to capitalize on waterfront visitation and revitalize the broader BOA.
- Publicly owned vacant land and rights of way provide a rare opportunity to incorporate varied attractive, multimodal infrastructure.

Road Network

The road network in the Hillside BOA is a grid system. Much of the original street system of The Hillside neighborhood was removed during Urban Renewal. The City of Newburgh owns the historic rights of way through the Hillside BOA. Therefore, opportunities to reconnect the grid to the waterfront exist in some places, particularly for non-motorized travel.

All roads within the Hillside BOA have a speed limit of 30mph. The most heavily trafficked road in the Hillside BOA is the north-south Water Street, or NYS Route 980T, which sees nearly 25,000 vehicles per day. Approximately 3% of Water Street's traffic are trucks. Broadway, which runs east-west has an annual average daily traffic (AADT) count of 15,580 vehicles between Colden St and Robinson Ave. Approximately 4% of Broadway's traffic is trucks. No other roads in the Hillside BOA have an AADT above 5,000 vehicles, indicating the road network primarily serves local traffic.

Expansive parking is available along Water Street and the waterfront. As redevelopment progresses, consolidating parking and/or building parking into the hillside would free up valuable waterfront land for higher uses.

Public Transportation

Transit Orange, which serves all of Orange County, is the major provider of bus transportation within the City of Newburgh. Bus routes in the Hillside BOA include the Newburgh Broadway West and East, Newburgh Crosstown North and South, Newburgh Northside, and Newburgh Southside. Several Transit Orange routes converge at the intersection of Broadway and Liberty St, which acts as a transit hub within the Hillside BOA.

The Newburgh Southside Route serves as a connection to the Newburgh-Beacon Ferry and provides a direct connection to the MTA's Beacon train station. The ferry operates on weekdays during commuting hours (approximately between 5:30AM to 8:30 AM, and 6:00PM to 9:00PM) and serves as an important connection to the Metro North rail line to New York City. The Newburgh community is highly interested in weekend ferry service to expand tourism connections to the east bank and New York City.

Additionally, a private operator, Leprechaun Lines, provides a shuttle service between the City of Newburgh, the Beacon train station, and Stewart International Airport. The shuttle makes several stops within the City of Newburgh including a stop at the intersection of Broadway and Liberty St.

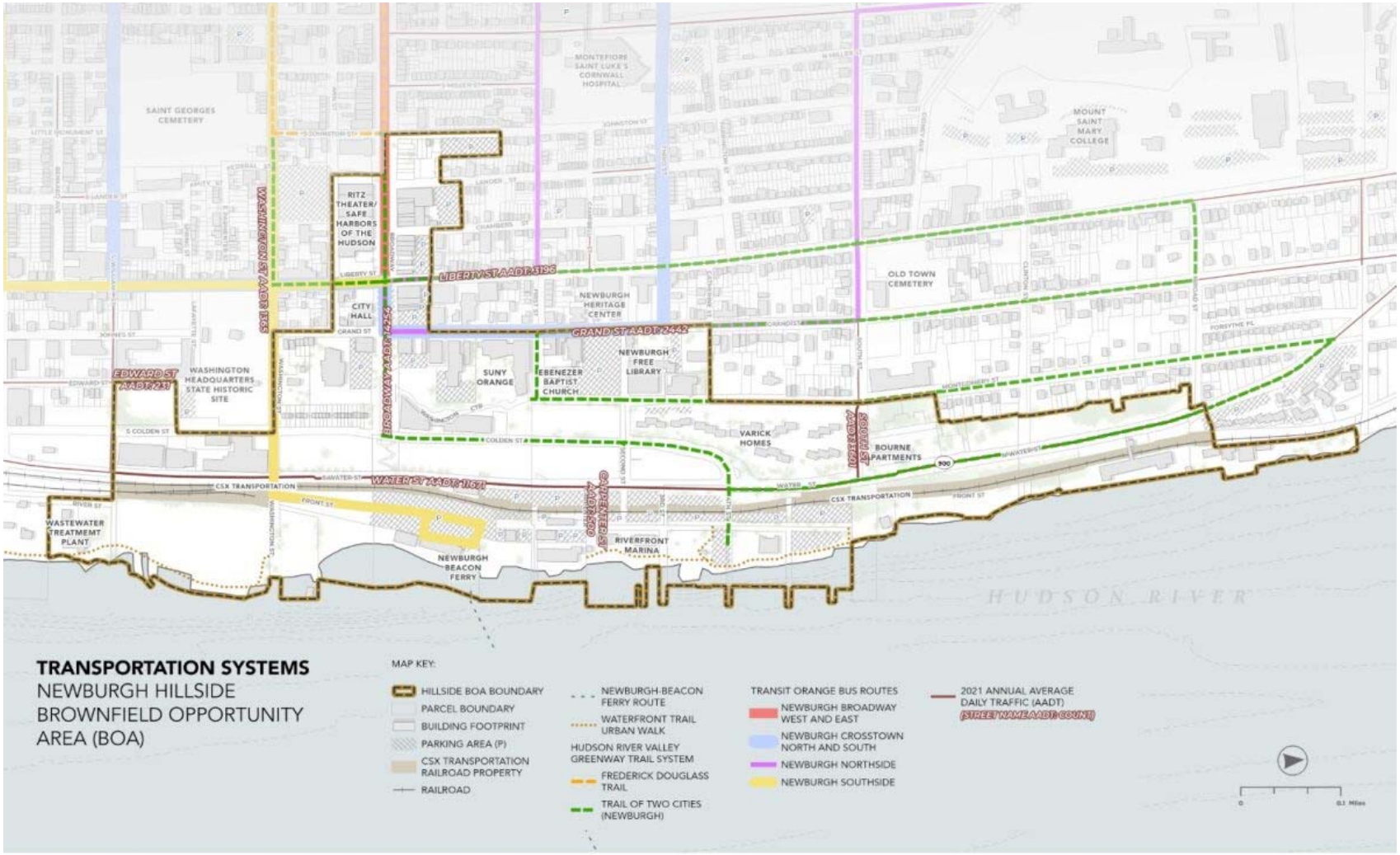
Ulster County Area Transit (UCAT) also operates a bus line from the City of Newburgh to the Village of New Paltz. UCAT makes a stop on Water Street (Colden Street) on its way to and from New Paltz. This is a useful connection for City of Newburgh residents who are also students at SUNY New Paltz.

SUNY Orange also runs a shuttle between its main campus in Middletown and its City of Newburgh campus on Grand Street. The shuttle operates several times a day Monday through Friday during the fall and spring semesters.

Bicycle and Pedestrian Transportation

Newburgh's roads contain a robust sidewalk network to accommodate pedestrian travel. However, inconsistencies in sidewalk materials and conditions may present challenges for those with mobility issues. The City has adopted streetscape standards into its zoning, incorporating aspects of Complete Streets and Green infrastructure as part of regular maintenance and new development. The City is actively working to improve sidewalk conditions while advancing beautification and sustainability goals. These efforts are most prominent on Broadway, where recent projects have created curb bump outs to shorten crossing distances and improve pedestrian safety. The City has invested in improving pedestrian connections to the waterfront. By leveraging historic rights-of-way, the City has created new connections between Water Street and Front Street under the CSX rail line.

In addition to the City's sidewalk network, several pedestrian-only paths create important, low-stress connections between destinations. A footpath between Broadway and Water St provides a pedestrian connection with scenic views of the Hudson River. The Waterfront Trail Urban Walk connects several important waterfront businesses and extends south beyond the BOA boundary. The Frederick Douglass Trail and Trail of Two Cities run along many of the roads in the Hillside BOA, guiding pedestrians past the City's many historic sites.



SOURCE: ORANGE COUNTY PLANNING, 2023; NYSGIS CLEARINGHOUSE 2023; ESRI 2023; OPENSTREETMAP CONTRIBUTERS 2023

Figure 11 Transportation System Map, Hillside BOA

Many of the City's roads have low traffic volumes which are ideal for accommodating bicycle transportation; however, there is no dedicated bicycle infrastructure. Water Street, or NYS Route 980T, is designated as NYS Bike Route 17 but lacks dedicated bicycle infrastructure. Bicycle parking areas, dedicated bicycle lanes, traffic calming, and signage should be considered to encourage bicycling within the Hillside BOA. Additionally, several regional trail projects on the east side of the Hudson River that could be connected to bring visitors to the Hillside BOA. These connections would also serve commuters without vehicles that need to reach the Beacon Train Station during hours the Newburgh-Beacon ferry is not in operation.

Infrastructure

Key utility and infrastructure system components include energy supply and use, public drinking water, sewer systems, stormwater management, solid waste management, communications infrastructure and parking.

Key Findings:

- Newburgh's waterfront area has robust public infrastructure and utility systems to support future development.
- The city is under a consent order to implement a Long Term Control Plan by 2030 to reduce combined sewer overflow events.
- Integrating green infrastructure into redevelopment can further reduce stormwater runoff.
- The North Interceptor sewer upgrade project completed in 2024 removed a key barrier to development for properties in the Hillside area.
- There is a need to bridge the digital divide in underserved areas in terms of challenges with affordability of and access to internet and wireless service.

Energy Supply and Use

As an urban and commercial/industrial area, the BOA has ample access to natural gas and electrical services. There are electrical transmission lines throughout the BOA connecting businesses to the transmission network. The Montgomery Street Substation, located adjacent to the Newburgh Free Library on Mongomery Street, is affiliated with Central Hudson Gas and Electric and is within the BOA. The BOA has ample energy infrastructure to accommodate increased development.

Public Drinking Water

Newburgh's water system serves approximately 30,000 people through 6,675 service connections. There are more than 75 miles of water mains ranging from 4 inches in diameter to 30 inches in diameter. There are more than 800 fire hydrants and approximately 3,500 gate valves to turn off water mains in cases of water main breaks or other emergency situations. The daily average of water treated and distributed in 2023 was 3.293 million gallons and the highest single-day production was 4.106 million gallons. The amount of drinking water delivered to customers in 2023 was approximately 1.2 billion gallons. There are no capacity or water pressure issues anticipated in the BOA.

The City of Newburgh primarily obtained its water from the city-owned reservoir at Washington Lake until May 2016, when per and polyfluoroalkyl substances (PFAS) were discovered in the reservoir water. More stringent PFOS and PFOA contaminant level goals were imposed by the United States Environmental Protection Agency and the New York State Department of Health.

Since May of 2016, the City of Newburgh has relied on its backup supplies of water coming from the New York City Catskill Aqueduct tap and nearby Brown's Pond. Construction of a permanent piped connection between the Catskill Aqueduct and the City of Newburgh's pump station was completed and became operational at the end of December 2016. A fill-pipe from the Catskill Aqueduct to Brown's Pond was also installed by NYSDEC in the Spring of 2017 which allows the City of Newburgh to fill Brown's Pond when necessary.

Sanitary and Combined and Separate Sewers

The City of Newburgh's Sewer Department, a division within the Public Works Department, is responsible for operation, maintenance, and repair of the City's sewer collection system. The combined sewer collection system consists of both combined sewers and separate sewers with mains ranging in size from four inches to seventy-two inches. A combined sewer collection system collects rainwater runoff, domestic sewage, and industrial wastewater into one pipe. Normally, the combined sewer can transport all the wastewater to a wastewater treatment plant to receive treatment before discharge to surface waters. However, sometimes the amount of combined stormwater flow and sanitary sewer flow exceeds the capacity of the system. Combined Sewer Outfall numbers 4 through 11, are located along the waterfront (Figure X) within the Hillside BOA boundary. When combined sewer flows exceed system capacity (e.g. following heavy rainfalls or snow melts) diversion structures that were constructed in the 1960s are used to bypass excess flows to surface waters without receiving treatment. The combined sewer that discharges through these outfalls is controlled by various sewer regulator structures and diversion manholes located along the east side of the city. Diversion manholes A, B, C & F, and sewer Regulator No.'s 4, 5, 6, 7, 8, & 9 divert combined sewer to various outfalls along the Hudson River within the BOA boundary.

Combined sewer overflows are regulated by both the USEPA and NYSDEC. The City is under a consent order with NYSDEC entered into in 2016 to implement a Long Term CSO Control Plan (LTCP) which consists of a series of phased infrastructure projects required to be constructed over a 15-year timeline with the goal to reduce the frequency and duration of combined sewer overflows by 2030. Complementary green infrastructure such as rain gardens and tree lawns can also reduce stormwater runoff. Steep slopes and urban fill may reduce infiltration rates in the Hillside BOA for green infrastructure, but could potentially be incorporated into new development, for example, through bioswales and green roofs.

The city also owns and operates eight sewage pump stations within this collection system. The Town of Newburgh also contributes flow to the City's collection system at several metered locations. All sewer flows are directed towards the City's Wastewater Treatment Plant - located

partially within the BOA on the southern end - for treatment before discharge to the Hudson River.

In October 2024, the city completed a $32 million North Interceptor Sewer Improvement Project that completely replaced and realigned the sewer interceptor underneath Broadway, Colden Street, and other streets in the Hillside. The project advanced the LTCP and addressed a key barrier to development in the Hillside area by updating and increasing its wastewater infrastructure and capacity. The project was supported with funding from NYSDEC, U.S. EPA, the federal Bipartisan Infrastructure Law and American Rescue Plan as well as the Environmental Facilities Corporation's Clean Water State Revolving Fund.

Solid Waste Management

Solid waste management includes the collection, transport, processing, recycling disposal, and monitoring of waste materials, or trash, produced by human activity. The Sanitation Division in the City of Newburgh is responsible for the collection and disposal of garbage, trash, refuse and recyclables throughout the City and within the BOA. The Sanitation Division is responsible for the enforcement of all ordinances and regulations relating to the collection, carting and disposal of garbage, trash, refuse and recyclables. There are no known solid waste capacity issues within the City of Newburgh.

Communications

Internet and wireless phone service is available throughout the City of Newburgh, including the BOA. Internet providers in Newburgh include Spectrum, Earthlink, Verizon, Hughesnet, Viaset and T-Mobile. In addition, there are fiber optic lines that have been run through area of the City and currently many wireless service providers servicing the Newburgh area. Cable service is also provided by Spectrum, Dish, Direct TV and Verizon.

The challenge in Newburgh as in many municipalities throughout NYS is to affordably expand wireless service to close the "digital divide" by increasing internet access and usage throughout the City of Newburgh.

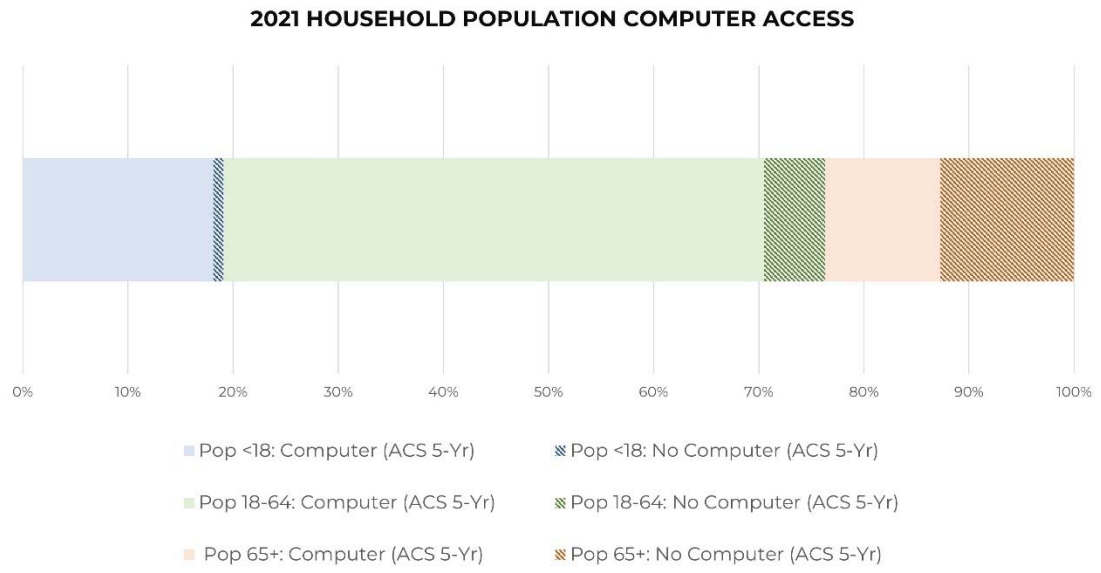
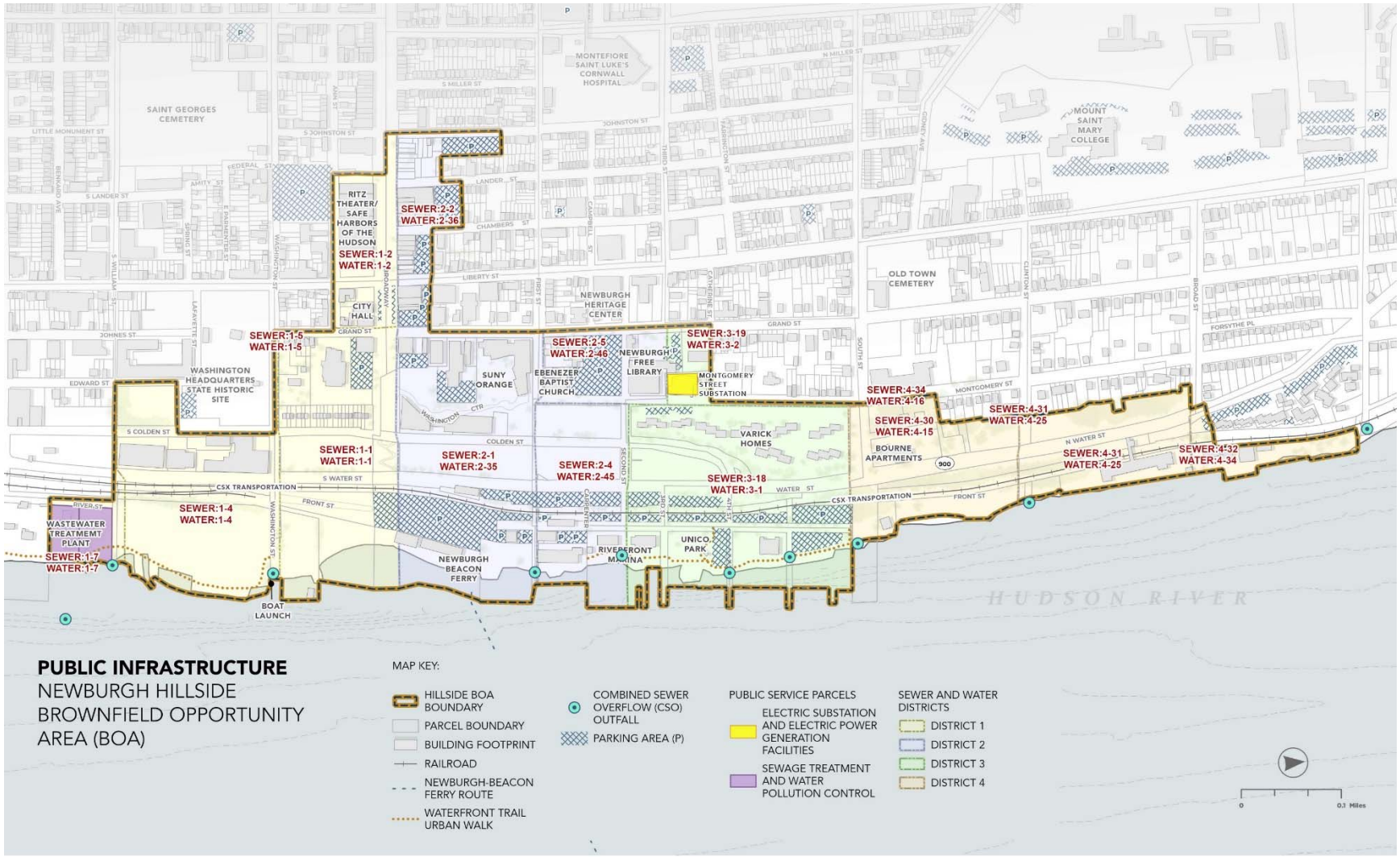


Figure 12 Household Computer Access

Parking

At present, parking in the Hillside BOA may be adequate. Several of the commercial properties within the BOA contain private parking areas. In addition, there are some large public surface parking areas. There is also on-street parking throughout the BOA available as well. In total there are almost 11 acres utilized and designated as "parking lot" located within the BOA (see Figure X), which is more land than is allocated for public services within the BOA. There are no EV charging stations in the City of Newburgh



SOURCE: ORANGE COUNTY PLANNING, 2023; NYSGIS CLEARINGHOUSE 2023; ESRI 2023; OPENSTREETMAP CONTRIBUTERS 2023

Figure 13 Public Infrastructure Map, Hillside BOA

STRATEGIC SITE ANALYSIS

Brownfield, Abandoned, and Vacant Properties

As discussed in Section 1, a goal of the BOA program is to reactivate abandoned, vacant, and underutilized properties, some of which might be classified as brownfields or brownfield sites.

> "**Brownfields**" are defined by the NYSDOS BOS program as properties where real or perceived contamination complicates redevelopment.
>
> A "**Brownfield site**" is a legal term for any real property where a contaminant is known to be present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by the department that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations (New York Consolidated Laws, Environmental Conservation Law - ENV § 27-1405).

Key Findings:

- There are 22 brownfields in the Hillside BOA, covering 56 parcels and 52.05 acres (35%) of the study area
- Phase 1 Environmental Site Assessments (ESA) of four of the brownfields found a low possibility of contamination.
- Six are brownfields have known contamination. Five of these may require clean-up prior to redevelopment and one is a remediated Superfund site that can be redeveloped for limited uses according to a site management plan.
- Phase I and/or Phase II ESAs are recommended for the remaining brownfields to determine the likelihood of contamination on site and potential clean-up needs.
- Brownfields in the Hillside BOA are potentially eligible for additional Environmental Zone tax credits through the NYS Brownfield Cleanup program (BCP).

Brownfields can deter potential investments and lead to declining property values. However, community-driven revitalization plans can play a crucial role by outlining the necessary steps for remediation, marketing, and redevelopment that aligns with the community's vision. In addition, properties within a BOA may become eligible for tax credits as well as other financial and technical support that would make redevelopment projects more viable.

The City of Newburgh and BOA project team reviewed a list of vacant and underutilized properties with known or potential contamination within the study area. The analysis identified a total of 56 individual brownfield parcels. Similar, adjacent properties that would likely be redeveloped as one site were grouped together, resulting in a total of **22 brownfields** (Figure x). The 22 brownfields cover a combined area of 52.05 acres, or 35% of the Hillside BOA. These

properties do not pose any immediate threat to the public, but may need an Environmental Site Assessment (ESA) and/or remediation prior to redevelopment.

A desktop analysis of brownfields was conducted during the BOA planning process by Environmental Design & Research (EDR). In addition, HRP Associates (HRP) conducted several Phase I and Phase II ESAs within the BOA in 2024 with funding from a U.S. Environmental Protection Agency (EPA) Brownfields grant administered by Safe Harbors of the Hudson. HRP and EDR partnered to share data and coordinate public outreach for the two complementary efforts through 2024 and 2025. As a result, a more in-depth level of analysis was available to inform this BOA nomination study.

The desktop and Phase I ESAs used publicly available environmental and land use records from federal, state, and local environmental records, including:

- Library of Congress Sanborn Fire Insurance Map Collection, 1884 to 1950,
- USEPA Cleanups in My Community Brownfield Property Profiles
- NYSDEC Spill Incidents Database, 1978 to present,
- NYSDEC Remedial Site Database,
- NYSDEC Bulk Storage Database,
- NYSDEC DECinfo Locator,
- Orange County Geographic Information Systems
- Orange County Real Property System data and, tax maps
- Newburgh Heritage Collection,
- Historic aerial and street photographs,
- Visual surveys and interviews with City staff

In addition, the BOA project team obtained data from Phase II ESAs completed in 2024 by HRP. The Phase II assessments analyzed soil samples from four brownfields in the Hillside BOA for harmful contaminants that could present a barrier to development. In November 2024, Safe Harbors of the Hudson, Inc. requested additional assessment funding from the U.S. EPA complete additional site assessments and prepare Hillside sites for remediation and future development.

Profiles for each brownfield were created with the land use and environmental history of each parcel, any potential contamination concerns, and the current use(s) and features of the property. The 22 brownfields were then ranked on a scale of zero to three based on the likelihood of contamination on site. A summary of the environmental assessment findings is provided below and in Table X and Table Y). More detailed summaries can be found in the Brownfield Profile Forms in the Appendices.

Table X. Likelihood of Contamination of Brownfields in the Hillside BOA

Environmental Ranking		Brownfields in the BOA
0	No evidence of existing environmental conditions was identified in the desktop review.	Four brownfields have a low possibility of contamination based on past uses on the property. They total five parcels and 2.72 acres.
1	Potential contamination due to prior or current uses on site including industrial uses or bulk storage of petroleum and/or hazardous substances in tanks above or below ground.	Eleven brownfields were found to have potential contamination based on prior uses and activities on the property. They total 20 parcels and 30.6 acres. Phase I and/or Phase II ESAs are recommended prior to redevelopment to determine if contamination is present and if site clean-up is needed.
2	Property is associated with open or closed spills and/or leaking underground storage tanks.	One brownfield is associated with multiple open and closed petroleum spills since 1978. The brownfield is 18 parcels and 1.8 acres, however only two parcels are affected. A Phase II ESA is recommended prior to redevelopment to determine if site clean-up is needed.
3	Contaminant is known to be present at levels exceeding environmental standards. Includes superfund sites with site management plans.	Six brownfields totaling eight parcels and 16.9 acres have known contamination based on Phase II ESAs. One is a NYSDEC State Superfund site with a record of decision (ROD) that has been remediated, covered, and is subject to a site management plan.

Table X. Brownfields in the Hillside BOA, by suspected level of contamination

No.	Address	Parcel No.	Acres	Notes from 2024 BOA and/or U.S. EPA Brownfields Assessment
Brownfield – 0 Environmental Ranking				
12	182 Water Street 248 Water Street	12-6-4 10-4-3	1.38	Phase I Environmental Site Assessment (ESA) conducted in 2024 indicated a low possibility of contamination on site based on historical data.
14	148 Water Street	19-7-23.1	0.40	
16	134 Grand Street	19-1-25	0.73	
19	133 Broadway	36-6-5	0.21	
Brownfield – 1 Environmental Ranking				

1	35 Broad Street	10-3-2.22	2.59	Phase I ESA conducted in 2024 indicated potential for petroleum products and/or hazardous substances on site based on prior uses and fill conditions. Phase II ESA recommended.
2	207 Water Street Rear 207 Water Street 209 Water Street 215 Water Street Clinton Street Right of Way	12-3-4 12-3-2.1 12-3-3 12-3-1.2 10-3-36	1.81	Phase I ESA conducted in 2024 indicated that prior uses and potential site-wide fill materials may have impacted soil or groundwater conditions. Phase II ESA recommended.
3	110 Grand Street	24-11-8	1.71	A desktop analysis in 2024 indicated the potential for contamination on site based on prior uses and fill conditions. A Phase I ESA is recommended.
4	2 Montgomery Street	24-10-1.2	1.82	A Phase I ESA conducted in 2024 indicated the potential for contamination on site based on prior uses and fill conditions. A Phase II ESA was conducted.*
9	1 Lafayette Street	40-4-1	1.44	A Phase I ESA conducted in 2024 indicated that past industrial uses and fill materials may have impacted soil and groundwater onsite. A Phase II ESA is recommended.
11	1 Clinton Street 2 Clinton Street 272 Water Street 304 Water Street 302 Water Street 310 Water Street	12-6-1.1 10-4-6 10-4-2 10-4-1 10-4-5 9-6-3	7.32	A Phase I ESA conducted in 2024 indicated potential metals, PAHs, and asbestos. Phase II ESA recommended.
13	137 Smith Street 140 Montgomery Street 146 Montgomery Street	12-4-4.1 12-4-10 12-4-2.1	1.14	A Phase I ESA conducted in 2024 indicated potential metals, PAHs, and asbestos. Phase II ESA recommended.
15	Parking lot on Water Street between 4th and 3rd Street	N/A	4.82	A desktop analysis in 2024 indicated possible contamination on site due to prior uses and fill. Phase I ESA recommended.
17	120 Grand Street	24-2-17	0.13	Phase I assessment conducted in 2024 indicated potential metals, PAHs, and asbestos. Phase II ESA recommended.
20	91 Broadway	37-1-1	0.23	Phase I assessment conducted in 2024 indicates potential metals, PAHs, and asbestos. Phase II ESA recommended.

21	2 Washington Street 4 Washington Street 29 S Water Street 2 Front Street	37-4-3 37-4-2 31-5-13.2 31-5-14	7.62 land (2.90 acres water)	Former Railyard. Phase I assessment indicates potential metals, PAHs, asbestos, VOCs, pesticides/herbicides. Phase II ESA recommended.
Brownfield – 2 Environmental Ranking				
10	132 Broadway 136 Broadway 138 Broadway 140 Broadway 142 Broadway 142A Broadway 144 Broadway 146 Broadway 148 Broadway 6 Johnston Street 10 Johnston Street 12 Johnston Street 14 Johnston Street 16 Johnston Street 18 Johnston Street 6 Lander St 8 Lander St 14 Lander St	30-3-24 30-3-25 30-3-26 30-3-27 30-3-28 30-3-29 30-3-30 30-3-31 30-3-32 30-3-33 30-3-34 30-3-35 30-3-36 30-3-27 30-3-38 30-3-23 30-3-22 30-3-21	1.8	A Phase I assessment conducted in 2024 found multiple open and closed petroleum spills associated with 8 Lander Street as well as historical uses and tanks associated with 8 and 14 Lander Street which may have impacted soil and groundwater. Phase II ESA recommended.
Brownfield Sites – 3 Environmental Ranking				
5	81 Water St	24-3-1.1	1.47	Known contamination. Phase I and Phase II ESAs were conducted in 2024. Past uses and subsequent demolition have impacted the surface and subsurface of the site with contamination and potentially unstable fill material that will likely need to be managed prior to redevelopment.
6	1 Water St 57 Water St	24-7-1 24-8-1	1.83	
7	2 Colden St	31-3-3.1	2.66	
8	94 S Water St	37-3-1.1	2.10	
18	10 Chambers St 151 Liberty St	30-5-21.1 30-5-21.2	0.43	Known contamination. 2018 U.S. EPA funded Phase II ESA found metals, VOCs, petroleum products in the soil and groundwater. EPA Registry ID #110070556209.
22	Consolidated Iron and Metal Site 1 Washington St	40-3-3	8.41	Known contamination. NYSDEC Site #336055 State Superfund Class 4 #B00038 ERP. U.S. EPA Superfund National Priorities List site ID #NY0002455756. Contaminated soil and groundwater. Site has a cover and management plan.

Brownfields with known contamination

The vacant **Consolidated Iron and Metal Superfund site** at 1 Washington Street was a car and scrap metal junkyard from the mid-1950s to 1999. Operations on site contaminated the soil with cadmium, lead, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), pesticides, polychlorinated biphenyls (PCBs), and metals. VOC contamination was also found in the groundwater. The 2006 U.S. EPA record of decision (ROD) called for the removal of six feet of contaminated soil, which would allow for limited redevelopment in accordance with a site management plan. The U.S. EPA completed remediation activities and placed a cover on site in 2010, however contamination remains. Institutional controls are in place to protect public health. These include an environmental easement and U.S. EPA site reviews every five years. The site owner must also follow a site management plan. The plan restricts excavation and construction activities as well as groundwater usage that could result in the exposure of people or the environment to harmful contaminants. Future uses are restricted to residential, commercial, and industrial use provided the Engineering and Institutional controls and the environmental easement are followed. The site is classified as properly closed, requiring management (NYSDEC Class 4) but no further remedial action (U.S. EPA Class N).

151 Liberty Street was previously a gasoline station, until ownership transferred to the City of Newburgh through tax foreclosure. The site is currently vacant. A Phase II ESA completed in July 2018 through the U.S. EPA Targeted Brownfields Assessment (TBA) program found contamination from metals, petroleum products, and VOCs affecting soil and groundwater on site. The site also has four known underground storage tanks (USTs) and ground penetrating radar indicated there may be another three underground structures. The site would require remediation prior to redevelopment.

Phase II Environmental Site Assessments conducted at four sites on the Hillside in 2024 showed surface and subsurface contamination exceeding environmental standards. Prior to Urban Renewal, **81 Water Street, 57 Water Street, 2 Colden Street,** and **94 S Water Street** were part of a downtown district with commercial and mixed-use buildings. Demolition practices at the time did not follow modern environmental standards. Borings and an analysis of soil samples indicated that historical mixed-use and subsequent building demolition have impacted soil quality and clean-up would be required prior to reuse. Urban Renewal also left urban fill materials throughout the site which may not be suitable for supporting structures, presenting a potential barrier to redevelopment. In November 2024, Safe Harbors of the Hudson, Inc. requested additional funding from the U.S. EPA to complete additional site assessments and prepare Hillside sites for remediation and future development.

En-Zone Tax Credits

The New York State Department of Labor's State Data Center designates Environmental Zones (En-Zones) in which Brownfield Cleanup Program (BCP) tax credits are enhanced. The most recent five-year American Community Survey from the U.S. Census Bureau is used to designate tracts that meet the En-Zone requirements of either type:

Type A: census tracts with a poverty rate of at least 20 percent and an unemployment rate of at least 125 percent of the New York State unemployment rate, or

Type B: a poverty rate of at least double the rate for the county in which the tract is located.

The entire BOA is designated as an En-Zone and a Disadvantaged Community (DAC), which could lead to additional tax credits for these properties if they are accepted into the BCP. Based on the latest ACS 5-year data, the area north of Broadway meets the En-Zone Type A and Type B criteria. South of Broadway, the BOA is a Type B En-Zone.

[Underutilized Sites Location Map – all brownfield / underutilized / vacant with strategic sites marked]

Strategic Sites

Following a review of vacant, underutilized, and brownfield properties in the BOA, the City and Steering Committee identified ten strategic sites for redevelopment. Strategic sites are properties whose redevelopment could serve as a catalyst for area-wide change. The Steering Committee identified the following sites that met several of the selection criteria listed in Table X.

1. **Hillside North 1**, 35 Broad Street
2. **Hillside North 2**, 215, 209, 207, 207 rear Water Street and the Clinton Street right-of-way
3. **110 Grand Street**, 110 Grand Street
4. Hillside at 2 Montgomery Street, 2 Montgomery Street
5. Hillside and 4th Street, 81 Water Street
6. **Hillside and 2nd Street**, 57 and 1 Water Street
7. Hillside and Broadway North, 2 Colden Street
8. Hillside and Broadway South, 94 South Water Street.
9. **1 Lafayette Street,** 1 Lafayette Street
10. **Mid-Broadway,** 132, 136, 138, 140, 142, 142a, 144, 146, and 148 Broadway; 6, 8, and 14 Lander Street; 6, 10, 12, 14, 16, and 18 Johnston Street

These sites may require additional upfront costs to develop. However, they have an attractive location and their revitalization could have a significant, positive impact on the Hillside neighborhood and broader Newburgh community. The Strategic Sites comprise 32 parcels and 19.21 acres, or 34.95% of the total BOA.

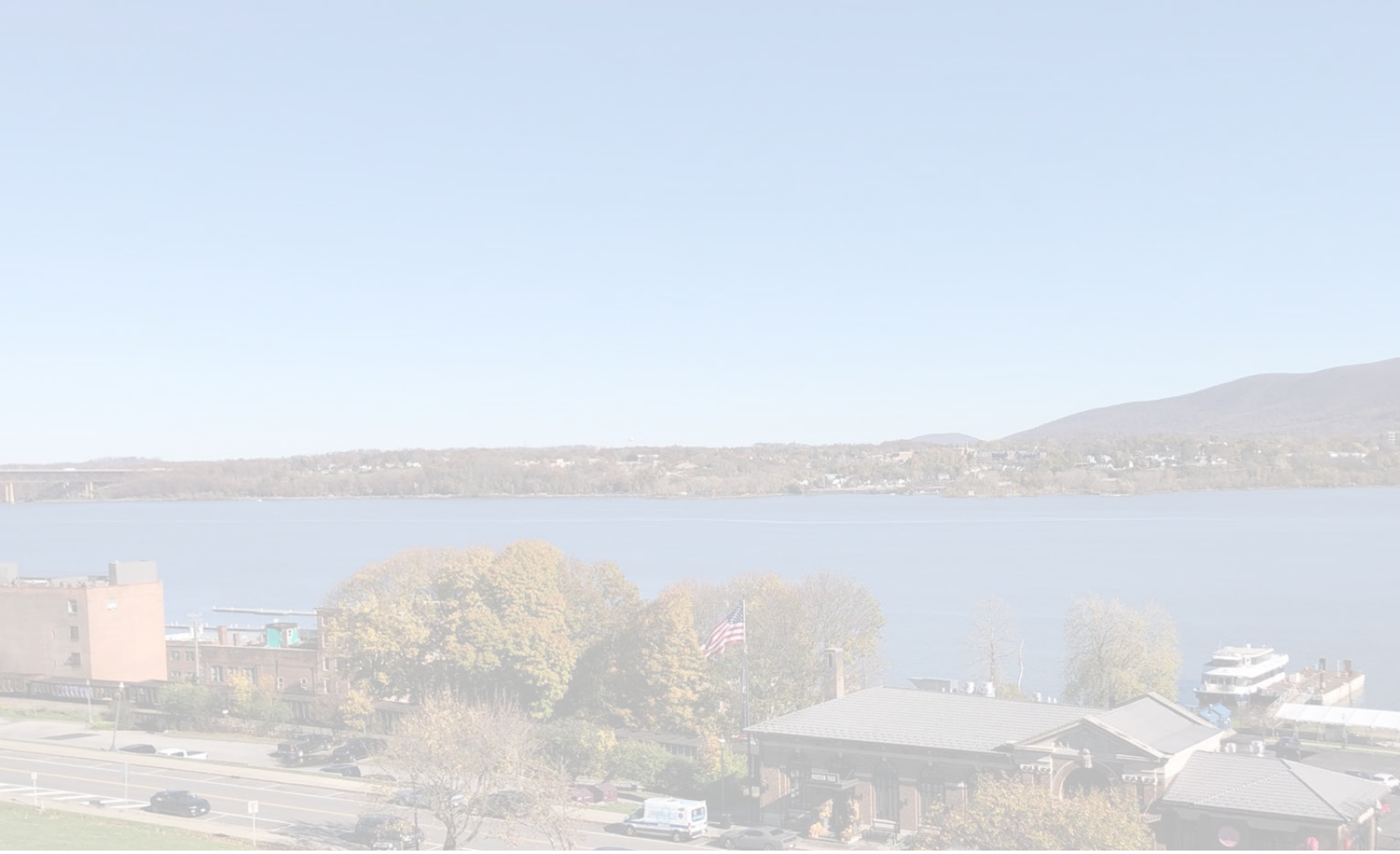
Strategic sites are discussed in more detail in the Section 4.

Table X. Strategic Site Selection Criteria and Applicable Sites

Selection Criteria	Applicable Strategic Site									
	1	2	3	4	5	6	7	8	9	10
Former Urban Renewal land	✓	✓	✓	✓	✓	✓	✓	✓		
Vacant or underutilized property (e.g., parking)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Brownfield which may require additional costs for environmental investigation and/or remediation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Redevelopment or revitalization would have a significant impact on the community	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Redevelopment would promote connectivity between the waterfront and downtown				✓	✓	✓	✓	✓		

High potential to advance the community's vision and goals if redeveloped	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Publicly owned		✓	✓	✓	✓	✓	✓	✓	✓	✓
Highly visible location, on the Broadway Corridor or Hudson Waterfront	✓	✓			✓	✓	✓	✓	✓	✓
Valuable property attractive for redevelopment (e.g., with views of the Hudson River)	✓	✓	✓	✓	✓	✓	✓	✓	✓	

***except 14 Johnston, which is privately owned with a shell building*



Section 4: KEY FINDINGS, RECOMMENDATIONS, AND IMPLEMENTATION STRATEGY

4.1 SUMMARY OF FINDINGS AND RECOMMENDATIONS

Summary of Findings

The findings of the Hillside BOA Inventory and Analysis (Section 3) are summarized below.

Hillside BOA Redevelopment Potential

The Hillside BOA's natural and geographic setting provides an attractive and highly marketable area for redevelopment. The BOA is the center of Newburgh's waterfront, with 1.5 miles of shoreline and a deepwater port. The sloping terrain provides beautiful, panoramic views of the Hudson River and Hudson Highlands. The redevelopment area is located in a walkable, urban area, between a commercial waterfront and a historic downtown district, near several employers, attractions, and community anchors. The BOA is a few hours north of New York City and well connected by air, water, metro, road, and rail.

The Hillside is appropriate for a variety of residential, commercial, and mixed-use development with the opportunity to pair complementary uses and sites. There is a strong market demand for all housing types, including apartments, affordable housing, and multi-family homes. Commuter patterns suggest there is an opportunity to market a 15-minute neighborhood with jobs, housing, services, and entertainment to white-collar employees that commute into Newburgh as well as to current residents commute outside of the city to service and blue-collar jobs. A mixed-use, mixed-income district could attract professionals working in Newburgh to move into the city, creating more demand for local services, and bolstering the local tax base. The district could also provide more affordable housing for existing residents while creating local service and retail jobs, tapping into a latent retail and hospitality real estate market.

A mixed-use Hillside neighborhood would reconnect Newburgh's downtown to its waterfront, increasing the customer base for businesses in both locations. Prime vacant real estate along the waterfront and Broadway corridor is available to redevelop for complementary entertainment, recreational, and commercial uses. Public infrastructure and utilities are ready to support new development. Publicly owned parks, open space, and rights of way provide a framework for future multimodal connections, waterfront gateways, and enhanced recreational amenities for residents and tourists arriving by car, bike, or boat. Vision-led plans and policies are also in place as a guide for developers and a foundation for subsequent initiatives to pursue redevelopment that aligns with the community's values and needs.

Hillside BOA Redevelopment Challenges

The Hillside BOA was the epicenter of Urban Renewal, which demolished Newburgh's historic downtown waterfront between 1958 and 1970 and dispossessed entire communities, including many Black, immigrant, and minority residents. Approximately 1,300 buildings were

demolished, nine streets were buried, dozens of businesses were destroyed, and thousands of residents were displaced.

Urban Renewal scarred both the physical landscape and community fabric of Newburgh, with lasting impacts that reverberate today. The median household income in Newburgh is half that of the surrounding region, despite low unemployment and strong workforce participation rates. Twenty-seven percent of the population lives below the poverty level, including one in three children. Lower rates of educational attainment further reduce residents' earning potential. The impact on Newburgh's large Black community has been particularly strong, as evidenced by lower rates of homeownership and upward mobility within the community.

Urban Renewal also did lasting damage to Newburgh's environment. Historic and landmark buildings were destroyed to created over 21 acres of brownfields with known or suspected contamination and potentially unstable demolition fill. The uncertainty and potential costs of redeveloping these sites have further discouraged investment.

Redevelopment in the Hillside BOA will need to consider both the environmental and social harm caused by Urban Renewal and offer opportunities to rebuild the wealth and community that was lost for the next generation.

Other potential redevelopment challenges include:

- The presence of historically and/archaeologically sensitive resources.
- Steep slopes, sea level rise, and protecting water resources from runoff and combined sewer overflows.
- Establishing accessible, multimodal connections between the waterfront and Broadway, including over the CSX railroad.
- Addressing a housing affordability crisis.
- Bridging the digital divide for future residents.
- Accessing clean-up funds for Urban Renewal lands owned by the city.

Hillside BOA Redevelopment Opportunities

The majority of vacant land in the Hillside BOA is publicly owned, providing more local control over redevelopment decisions and opportunities for creative urban design. Several of these properties could be catalytic for attracting more investment in the BOA. At the same time, interest from developers specializing in different types of development is high. Newburgh's form-based zoning districts provide flexibility for various uses in the Hillside BOA while applying design standards and site review provisions to protect the area's scenic, cultural, and community assets. The local topography is conducive to denser, multi-story development that preserves scenic views across the district.

The community has been highly engaged in the BOA planning process and in designing recommendations for the area. Prior planning processes provide a strong basis for future master plan concepts. There are strong public and nonprofit partners available to support the city in implementing the recommendations and finding solutions for potential clean-up needs of city-owned sites.

In addition to vacant properties, there are several key buildings available for adaptive reuse as mixed-use properties or future community anchors. These include the Dutch Reform Church (1835), Regal Bag Building (1844), City Club (1857), 112 Broadway (1900), Kreisel's Furniture Building (1932), and the Newburgh Public Safety Building (1978).

If admitted into the Brownfield Cleanup Program (BCP), privately owned sites in the Hillside BOA could be eligible for standard BCP tax credits as well as additional tax credits due to the site's location in a BOA, Environmental Zone, and disadvantaged community. Further BCP tax credits may be available for affordable housing developments.[1]

Newburgh has maintained a young, diverse, and multinational population to support an active and vibrant Hillside neighborhood with a strong sense of place that is uniquely Newburgh.

Planning and Policy Recommendations

All recommendations are intended to build on the Section 3 findings and public input to advance the Vision and Goals defined in Section 1.

Table X.X Planning and Policy Recommendations

LAND USE and POLICY

1) Prepare a Comprehensive Hillside Neighborhood Master Plan to Guide Redevelopment of the Hillside

This community-led plan will outline the desired redevelopment approach for city-owned urban renewal lands. Recommended components of the Hillside Neighborhood Master Plan process include:

- **a)** **Establish a Community Working Group** to lead the effort that includes urban renewal descendants.
- **b)** **Research national models and case studies** that seek to advance equitable development, to build wealth, and to provide indemnification for urban renewal descendants.
- **c)** **Formulate a redevelopment model and policy/governance structure** specific to Newburgh and the Hillside area that defines (1) a community benefits plan and fund and (2) a future ownership model of the sites currently owned by the City.

[1] Brownfield redevelopment tax credit rate structure, NYS Department of Taxation and Finance, accessed from https://www.tax.ny.gov/research/stats/statistics/special_interest_reports/brownfield_credit/brtc-rate-structure.htm on April 10, 025.

d) **Conduct a needs assessment for the Hillside neighborhood** to identify (1) specific uses that are desired by the community (i.e., community center, grocery store, job centers, senior center, workforce development, small business support, youth activities, etc.) (2) specific housing types that meet the needs of residents and the Newburgh market.

e) **Prepare a Physical Master Plan** that illustrates the desired look and feel of redevelopment for the Hillside, with mixed-use and mixed-income redevelopment that balances community and economic development. The Plan can build on prior research and concepts developed with community input, as appropriate.

f) **Define an implementation strategy** to enact the plan, with support from the Community Working Group.

2) Establish clear mechanisms for community engagement as Hillside redevelopment progresses

a) Ensure **descendent involvement** in redevelopment of urban renewal lands going forward.

b) Continue to partner with **religious institutions** for community development in the Hillside neighborhood.

3) Review and update zoning based on detailed master plan results

Update the zoning as needed to implement the master plan described in recommendation 1. The zoning code can help implement the community's vision by setting requirements for density, building design, sustainable design, parking, inclusionary zoning requirements, etc. Consider architectural standards as redevelopment takes place.

4) Incorporate the Waterfront in redevelopment planning

To reconnect the city to its shoreline and ensure the Newburgh Port and waterfront operate as an attractive and functional gateway to the city.

5) Recognize the history and heritage of urban renewal as part of the Hillside redevelopment

a) Consider public art to recognize the importance of this area of the city (e.g., bronze 'to-scale' sculpture of the Hillside pre-urban renewal, informational and visual installations, virtual reality timescopes or viewers that depict the landscape at different times).

b) Explore the possibility of local, state, or federal historic designation that acknowledges the historical impact of urban renewal

6) Conduct a Phase 1A Cultural/Archeological Study of the Hillside

Complete a Phase 1A Cultural/Archaeological Study to identify any sensitive historic resources or potential development constraints in order to help prepare the sites for redevelopment. Information from the study can be used to preserve the history of the area and integrate it into future development.

7) Review important viewsheds and incorporate preservation of visual resources into the Hillside Master Plan

The Newburgh Zoning Ordinance includes provisions to preserve significant scenic views from the Dutch Reformed Church, Washington's Headquarters, The Newburgh Free Library, Broadway and Colden, and Bay View Terrace. As part of the planning process for the Hillside Master Plan, identify any additional viewsheds that could qualify as "providing significant benefits to the residents and

visitors of Newburgh and as important parts of Newburgh's cultural heritage" (City of Newburgh, New York Zoning Ordinance Article XI Section 300-87 B(2)).

8) Leverage publicly owned parcels and rights of way to direct development

Use publicly owned parcels and rights of way (56% of BOA), including vacant land (49.2 acres), to model and create development that is in line with the community's vision (e.g., with land transfer or sales agreements, public development, etc.).

9) Partner with SUNY Orange (OCCC) to better integrate the campus into the community

a) Create safe and inviting **physical connections** to the surrounding neighborhood

b) Work with the community to identify **complementary programs** that support local community development (e.g., workforce training, childcare, increased local enrollment)

10) Prepare a reuse feasibility study of the Newburgh Public Safety Building site at 55 Broadway

Explore alternatives for repurposing the 1.9 acre property, which overlooks the Hudson River at the base of Broadway with a use that advances the community's vision for the Hillside and Broadway area. Consider options for relocating the Newburgh Police and Fire Department headquarters to an updated facility.

11) Redevelop parking lot(s) on the Waterfront

Redevelop the City-owned parking lot on Water Street between Fourth Street and Third Street with a higher density use suitable for its location at a multimodal gateway location near Unico Park and the Newburgh Landing Dock. As development progresses, work with private property owners on Water Street and Front Street to reduce and consolidate surface parking (e.g., with a parking garage or parking set into the Hillside) and redevelop vacant lots with active uses.

12) Consider methods to incentivize developers to implement as many BOA recommendations as feasible within each project while preserving the City's tax base

ECONOMIC DEVELOPMENT

13) Identify sites that maximize economic development opportunities

Using input from the BOA nomination study and the Hillside Master Plan, identify sites for commercial redevelopment and market-rate real estate that will maximize community returns, for example, through increased local jobs, an increased tax base to support local services and affordable residential taxes, and/or increased tourism and visitation to local businesses.

14) Expand local tourism opportunities through the redevelopment of the Hillside

Incorporate uses, attractions, physical connections, and views that will expand tourism at the waterfront and draw visitors into the Hillside district and downtown; build on existing businesses (e.g., restaurants), assets (e.g., local artists and architecture), partnerships (e.g., Orange County Tourism) and planned projects (e.g., Newburgh Landing Dock).

15) Seek grants from New York State to support redevelopment goals

Pursue relevant community development grants from NYS, such as NYS DOS LWRP EPF funding and BOA Implementation grants, and the Smart Growth Program, Empire State Development (ESD) RESTORE New York Initiative and FAST NY program,, connecting private developers to Homes and Community Renewal (HCR) housing tax incentives and grants (e.g., affordable, workforce, middle-

income housing), and other grants as they become available such as from the NYS Environmental Bond Act.

16) Identify vocational training and workforce development opportunities

Work with local educational institutions and non-profit and industry partners on workforce development programs for jobs in the shorter-term (e.g., brownfield clean-up, historic preservation, construction) and longer-term (e.g., healthcare, social assistance, hospitality, and food services, trades, and administrative sectors).

17) Incorporate business incubator spaces

Incorporate business incubator spaces and programs to support local entrepreneurs and small businesses (e.g., commercial kitchen, incubator market, maker space, STEM center, live/work studios, co-working and pop-up spaces)

18) As the Hillside is redeveloped, integrate small-scale retail to support new growth

Incorporate spaces for neighborhood retail into new development to support walkable, active districts.

19) Consider small-scale specialty manufacturing opportunities

True to Newburgh's history, consider opportunities to incorporate spaces, partnerships, and local talent that support specialty "Made in Newburgh" manufacturing businesses (e.g., handbags, textiles, soaps, home goods, bicycles)

20) Invest in infrastructure and complete public space improvements to attract new development

Continue to invest in infrastructure (i.e., upgrades to sewer, water, stormwater systems), sidewalk improvements, parks and open spaces, and other public spaces to illustrate the City's willingness to preserve and enhance the public space adjacent to private property. This type of investment can bring confidence to the private sector who will, in turn, invest in their own projects.

21) Partner with the Newburgh IDA for development incentives, where appropriate

As private development takes place, the developer may seek tax incentives to help make the project financially viable. For each project, a cost-benefit analysis is typically done to ensure that the financial incentive is viable. This process could be followed for proposed new private development projects in the BOA.

PARKS, OPEN SPACE, and TRANSPORTATION

22) Expand and augment a wide variety of parks and open spaces within the Hillside and along the waterfront

- **a)** Restore neighborhood **parks, courtyards, squares, pocket parks, gardens, and other public spaces** into the Hillside Master Plan.
- **b)** **Improve public access to the waterfront**, including by (1) implementing and connecting to the new deepwater Newburgh Landing Dock (2) evaluating Unico Park for enhancements (3) enhancing public boat launch infrastructure, and (4) utilizing rights of way on the waterfront to increase direct public access to the shoreline.
- **c)** Continue to work with private developers on the waterfront to **integrate publicly accessible greenspace and public access to the water** (per zoning)

23) Prepare a Hillside BOA Bicycle/Pedestrian Connectivity Master Plan

To enhance connections between the waterfront and downtown core:

- **a)** Conduct a **walk-audit** of the Hillside Neighborhood
- **b)** Re-establish linkages and the **old urban form** using some of the former streets and existing rights of way
- **c)** Consider a **landmark, centerpiece connection** extending down from Broadway to the waterfront (e.g., grand pedestrian bridge or stairway, selected through a design competition)
- **d)** Improve **pedestrian connections** to Newburgh Landing Dock and Unico Park (e.g., via Fourth Street and Varrick Homes)
- **e)** Consider mechanical options to assist **people with limited mobility**
- **f)** Improve **pedestrian infrastructure** (e.g., crossings, sidewalks, lighting) in the BOA study area
- **g)** Create **bicycle infrastructure** (i.e., dedicated bike lanes, shared-use lanes, bicycle parking, signage)
- **h)** Collaborate with NYSDOT to implement more **traffic calming** on Water Street

24) Expand indoor and outdoor active recreational facilities in the BOA

Support the development of indoor and outdoor recreational facilities for children and adults to provide safe destinations and activities year-round for residents and families.

25) Explore opportunities for new trail connections and sidewalk improvements

Protect and build on the existing sidewalk and trail network, adding connections to the waterfront, Broadway, and regional bicycle and pedestrian trails, including trail amenities, as part of redevelopment.

26) Create a signage and wayfinding program for the Hillside BOA as part of the Master Plan.

Provide pedestrian signage and directional wayfinding with unified branding at gateway locations and along key corridors to guide visitors to attractions and destinations. Consider adding distance in walk time and using an inclusive design to serve diverse, multilingual visitors.

27) Incorporate public art installations and an Art corridor for enjoyment by residents and visitors

Partner with local artists, organizations, and developers to incorporate public art installations that create a more beautiful, welcoming, and dynamic environment while celebrating Newburgh's history, culture, and community.

28) Prepare parking plan for waterfront lands.

Create a plan to consolidate parking and improve multimodal circulation for waterfront visitors and nearby residents.

29) Conduct a multimodal corridor study of Broadway

Evaluate the opportunity for a multimodal transport hub on Broadway.

30) Identify and implement connections to regional systems (i.e., Newburgh-Beacon)

Create better transit connections to major employers to increase access to jobs and improve weekend transit services (e.g., Ferry) to support tourism.

ENVIRONMENT and INFRASTRUCTURE

31) Conduct a geotechnical analysis of Hillside and other sites with demolition fill

Complete geotechnical surveys of sites with steep slopes and/or demolition fill, including Urban Renewal land, to evaluate site conditions for bearing loads and to understand potential design needs or constraints for rebuilding on these properties.

32) Advance cleanup and redevelopment of publicly owned brownfields and strategic sites

Research strategies and land ownership models that take advantage of U.S. EPA Brownfield Grants.

For Urban Renewal sites, the City of Newburgh is ineligible to receive U.S. EPA funding for brownfield assessment, cleanup, job training, or technical assistance as the party responsible for the contamination. One solution is to transfer ownership of one or more sites to an eligible government entity, redevelopment agency, community development organization (45D(c)(1), nonprofit organization (501(c)3), or a limited liability partnership or corporation whose sole members or managing/general partners are nonprofit organizations. [are examples desired?] During the planning process for the Hillside Master Plan (Recommendation 1), the Community Working Group can consider the best ownership model(s) for city-owned Urban Renewal sites in the future.

33) Advance clean up and redevelopment of privately-owned brownfields and strategic sites

Research opportunities through the NYSDEC Brownfield Cleanup Program (BCP) or U.S. EPA Revolving Loan Fund (RLF) grant to advance sites in the private sector.

The BCP offers tax credits to qualifying for-profit entities for brownfield investigation, cleanup, monitoring, and improvements (e.g., new construction on site). The credit value varies depending on factors such as the site's location, level of cleanup (remediation track), and end-use. Participants may be able to combine BCP and other tax credits. The tax credits are from the state and do not impact the local tax base.

RLF grants provide capital to a grant recipient who is not a for-profit agency to establish a revolving loan fund that provides loans and subgrants for brownfield cleanup activities on privately-owned sites.

34) Conduct a redevelopment feasibility study for the Consolidated Iron Site

a) As described in the Site Management Plan (SMP), the site is restricted to residential, commercial, and industrial uses provided the Engineering and Institutional controls and the environmental easement are followed. Considering the restrictions in SMP, identify a preferred master plan through an alternatives exploration, and prepare a Request for Proposals (RFP) for development.

b) Ensure the site redevelopment creates park/open space and waterfront access for the public.

35) Bury utility lines as sites and corridors are redeveloped.

Burying utility lines would improve views of the Hudson and historic streetscapes while freeing up space for streetscape enhancements and reducing accidents, outages, and maintenance needs associated with above-ground lines.

36) Create a consolidated stormwater management plan

a) Incorporate findings into the zoning code, as needed

b) Prepare a Stormwater Pollution Prevention Plan (SWPPP) for the Hillside, which includes the design and construction of stormwater facilities to accommodate the future buildout of the

hillside so developers are not burdened with the design and implementation of post-construction stormwater management practices and individual SWPPPs.

c) Incorporate green infrastructure and nature-based solutions within stormwater management plans

37) Refer to a Green Infrastructure Design Standards Toolkit to promote sustainable development across the BOA.

Green Infrastructure (GI) such as tree lawns, street trees, rain gardens, infiltration basins, and living shorelines can often be used in place of conventional "gray infrastructure" (e.g., pipes and concrete drainage basins) for stormwater management. GI can improve resilience to flooding and erosion while providing a range of co-benefits. For example, GI can help to moderate urban temperatures, improve air and water quality, provide habitat, and increase walkability. There are many GI toolkits available from government and non-government sources that provide guidance on how to implement and maintain BGI in different environments.

Incorporate a GI toolkit as part of the Hillside Master Plan to provide design standards and guidance on best practices for built areas and public spaces.

38) Update the 2007 shoreline condition assessment

Review and update the findings of Newburgh's 2007 shoreline condition assessment, as needed, to reflect more recent flood/resilience data and worsening climate change projections. Refer to the latest NYSDEC projections for sea level rise along the Hudson River and related impacts in the coming decades.

39) Consider resilient infrastructure/design upgrades to marinas and docks

Review the NYSDEC climate change projections for Newburgh and consider updating design standards for waterfront structures to increase resilience to flooding, storm surge, higher tides, sea level rise, and more extreme weather. Refer to resilient design and planning resources from sources such as the NYSDOS Office of Planning, Development and Community Infrastructure and the NYSDEC Hudson River Estuary Program.

40) Assess and remediate invasive species and provide native plants and habitat

Vegetation on some vacant sites includes invasive species. As development progresses, work to remove invasive species and choose native trees and plants for new landscape installations. Consider opportunities to incorporate food plants and habitats for native wildlife, including pollinators, birds, migratory birds, and fish.

41) Consider incorporating requirements to minimize light pollution

To preserve the natural beauty and resources of the Hudson Valley, consider incorporating standards for types of lighting and lighting color standards for public and private development in order to minimize light pollution.

4.2 REVITALIZATION OPPORTUNITIES

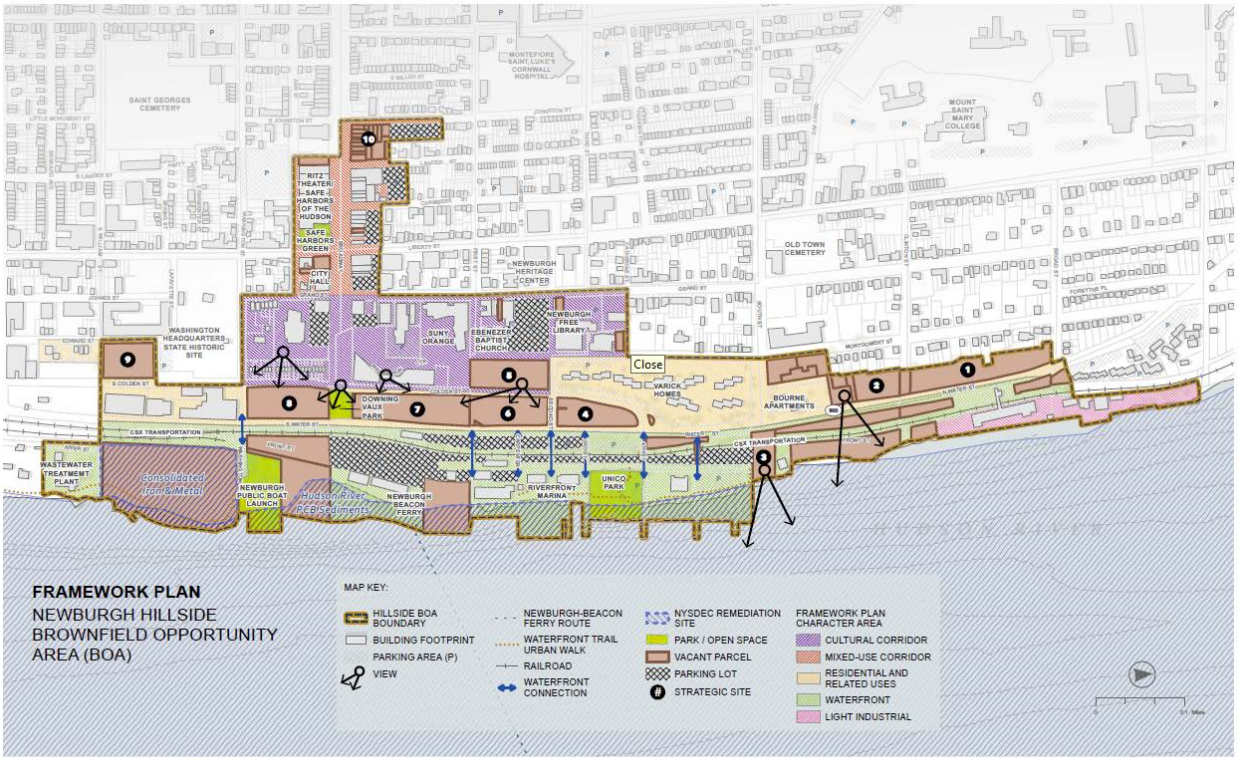
Framework Plan

The Hillside BOA Framework Plan graphically illustrates some of the recommendations above related to infrastructure and the public realm and how they spatially relate and complement each other. Improving infrastructure and publicly controlled land in the Hillside BOA including rights of way can help to stimulate investment in strategic sites and the area. The plan builds upon previous studies including the 2007 Leyland Charrette and the Local Waterfront Revitalization Plan and incorporates findings from the inventory of existing conditions and public input from numerous individual meetings, focus groups, and open houses. The intent is to help set the stage and guide community leaders and private investors on land use, new development, viewshed preservation, and open space improvements. It depicts a Hillside BOA with distinct characteristics that, when transformed, provides the basis for a safe, livable, and vibrant urban community powered by a prosperous economy, multimodal transportation options, and sustainable development practices.

The shaded areas of the Framework Plan depict character areas for Hillside BOA and generally match the zoning districts. Lands along the Hudson River are depicted as waterfront. Moving westerly and up the hill the Active Mixed-Use character area encompasses what is commonly known as 'The Hillside' or the 'Urban Renewal Lands'. This area was deeply considered during the 2007 Leyland Charrette and envisioned to be redeveloped with a higher level of density with multi-story buildings with parking underneath in a walkable environment with parks and plazas and views of the Hudson River. The concentration of strategic sites along the hillside also provides an opportunity to implement thoughtful placemaking techniques that celebrate Newburgh's history, architecture, and culture and reconnect the waterfront to downtown. Finally, this character area is where the primary recommendation of this BOA will apply which is to formulate a redevelopment plan that considers building equity to those who were affected by urban renewal.

At the top of the hill is the Cultural Corridor character area. This includes SUNY Orange downtown campus, the Newburgh Free Library, the Heritage Center, and other uses. This area is well suited to integrating cultural and historical aspects to help celebrate Newburgh's past and embrace the present in partnership with SUNY Orange and others.

To the north of The Hillside the character area transitions to more residential uses with some supportive uses. The final area is the Broadway Mixed-Use Corridor that runs from City Hall west to Johnston Street. When redeveloped, this character area should be more dense and match the exiting form and function as currently found on Broadway.The Framework Plan also presents ideas that should be considered in any future redevelopment plan including connections to the waterfront, preserving key views of the Hudson River, enhancements of public spaces, and considerations for development within areas with known environmental contamination along the waterfront including the Consolidated Iron & Metal site.



SOURCE: ORANGE COUNTY PLANNING, 2023; NYSGIS CLEARINGHOUSE 2023; ESRI 2023; OPENSTREETMAP CONTRIBUTERS 2023

Strategic Site Recommendations

Former Urban Renewal Land

The long scar of vacant, urban renewal land that stretches across Newburgh's downtown waterfront neighborhood has impeded the community's development for over fifty years. None of the many plans for the Hillside have come to fruition, in part due to the likelihood of contamination on these properties. The Federal Urban Renewal Program demolished hundreds of buildings before modern environmental regulations, leaving basements, building debris, and a myriad of contaminants behind below the surface. The need to rehabilitate former urban renewal lands led the City to apply for BOA nomination funding and it remains a primary objective for the proposed Hillside BOA.

Eight out of ten strategic sites are on former urban renewal land. They are divided into three groups that represent their different geographies: Hillside North, The Hillside, and Montgomery Street. Where appropriate, similar parcels that could be developed together have been grouped to form one site.

Hillside North Strategic Sites

Setting

Strategic sites one and two comprise the "Hillside North" sites. Both sites consist of vacant properties on sloping, grass-covered land overlooking the Hudson River. The sites front Water

Street near the northern gateway to the waterfront. They are situated at the edge of the North East neighborhood. To the west is a historic residential district with large, single-family style homes. To the east, below grade, is a historic waterfront industrial district with the former Steam Mills / Regal Bag buildings. To the north are modern, single-family style homes and condominiums. To the south are the Bourne Apartments and Varick Homes, high and medium-density apartment buildings built on former Urban Renewal land in the 1950s and 1970s, respectively. Also to the south, within walking distance, is Newburgh's waterfront district, including public parks, restaurants, and the Newburgh-Beacon Ferry. The sites are lined with sidewalks and pedestrian-scale lighting along Water Street.

Prior to Urban Renewal, these sites contained rows of brick flats and wood-frame dwellings that housed local workers, as well as several stores and neighborhood-scale commercial uses, such as a bakery and an auto shop.[2] Buildings were typically three- to four-stories, set at the front of the lot. The two sites were separated by Clinton Street, which continued from Montgomery Street to Water Street. Urban Renewal demolished the buildings and buried the terminal block of Clinton Street. A Phase I ESA conducted in 2024 as part of an EPA assessment grant indicated potential contamination on both sites due to past uses and fill materials.

Strategic Site 1: Hillside North 1

| 35 Broad Street

Hillside North 1 is a privately-owned, 2.59-acre site zoned Residential Low Density. The site includes the former 247-323 Water Street properties, which were consolidated with properties on Broad Street into a single parcel. The property slopes downward from east to west, with the grade steepening from north to south.

<u>Redevelopment Considerations</u>

- Large parcel on a collector road (i.e., Water Street) in a desirable location with Hudson River views.
- Residential area walkable to jobs, office space, transit, community amenities, and the waterfront gateway district.
- Topography could potentially accommodate multi-story buildings without obstructing existing views. Steep slopes in combination with the soil type (Mardin gravelly silt loam) could present some limitations to development in this area, though the steepest slopes, which are at the back of the lot, could potentially be avoided.
- Zoning: Residential Low Density (RL) traditional zoning district, which allows for lower density residential uses as well as some community and institutional uses, provided

[2] Prior use data sources: Sanborn Fire Insurance Map from Newburgh, Orange County, New York, Sanborn Map Company, 1913-Dec 1950, Library of Congress; Newburgh Heritage Center urban renewal photographs, City of Newburgh Archives

they meet the scale of the neighborhood. Townhomes, parks, open space, and recreational facilities are permitted by right. One, two, and three family dwellings are permitted, subject to site plan review by the City Planning Board. Other allowed uses include community center, school, day-care, accessory home occupations, and accessory bed and breakfasts.

- Site cleanup may be required prior to development. The site was given an environmental ranking of 1 based on potential contamination from petroleum products, hazardous substances, urban fill, and/or construction and demolition fill.
- If admitted into the Brownfield Cleanup Program (BCP), the site could be eligible for standard BCP tax credits as well as additional tax credits due to the site's location in a BOA, Environmental Zone, and disadvantaged community. Further BCP tax credits may be available for affordable housing developments.[3]

Recommended Future Uses

The Framework Plan recommends residential uses, potentially with some neighborhood-scale amenities such as a café or bakery. Given the size, strategic location, and grade of the site, it could be possible to include medium-density housing such as an apartment building, condominiums, or live/work housing, perhaps with on-site amenities. Considering the parcel's location between a historic building and a historic district, an attractive architectural design that complements the character of the neighborhood is recommended.

Medium-density residential development and neighborhood retail would require a zoning change. In order to offer a variety of residential options, the community may choose to limit medium-density residential in this location in favor of other sites. Lower density residential would be more appropriate in this location compared to other strategic sites, given the surrounding uses and the availability of commercial and office spaces directly across Water Street.

Importantly, the uses and residential ownership model may depend on the clean-up needs of the site. If contamination is present, cleaning up the site to an "unrestricted" standard or a "residential standard" that allows single-family homes may be cost-prohibitive. If cleaning up to a residential standard is cost-prohibitive, redevelopment may be restricted to uses that meet the identified clean-up standard and that follow a future site management plan. For example, a "restricted residential" standard generally allows for residential uses such as apartments, townhomes, and condominiums provided there is common ownership by a

[3] Brownfield redevelopment tax credit rate structure, NYS Department of Taxation and Finance, accessed from https://www.tax.ny.gov/research/stats/statistics/special_interest_reports/brownfield_credit/brtc-rate-structure.htm on April 10, 025.

managing legal entity. Day-cares, playgrounds, and natural grass areas are also typically allowed by the "restricted residential" use category.[4]

Next Steps

- Collaborate with the property owner on redevelopment that aligns with the community's vision and environmental standards.
- Recommend a Phase II Environmental Site Assessment

Strategic Site 2: Hillside North 2

207 Water Street, 207 Water Street Rear, 209 Water Street, 215 Water Street, and the Clinton Street right of way

The Hillside North 2 strategic site is comprised of five publicly owned parcels covering 1.83 acres: 207 Water Street, 207 Water Street Rear, 209 Water Street, 215 Water Street, and the Clinton Street right of way. The site slopes moderately downward from east to west.

Redevelopment Considerations

- Relatively large site on a collector road (i.e., Water Street) in a desirable location with partial Hudson River views.
- Residential area walkable to jobs, office space, transit, the waterfront gateway district, and community amenities, including a school and the Newburgh Free Library.
- Topography provides some separation from the historic Montgomery Street properties and could potentially accommodate multi-story buildings without obstructing existing views. However, steep slopes in combination with the soil type (Mardin gravelly silt loam) could present some limitations to development in this area.
- Natural spring-type feature present on one parcel.
- ? Public utility infrastructure located under the Clinton Street right of way ?
- Adjacent to a high density apartment building and low density single-family style houses.
- Zoning: Residential Low Density (RL) traditional zoning district, which allows for lower density residential uses as well as some neighborhood-scale community and institutional uses. Townhomes, parks, open space, and recreational facilities are permitted by right. One, two, and three family dwellings are permitted, subject to site plan review by the City Planning Board. Other allowed uses include community center, school, day-care, accessory home occupations, and accessory bed and breakfasts.

[4] DER-10 Technical Guidance for Site Investigation and Remediation (2010), New York State Department of Environmental Conservation DEC Program Policy. Accessed via the NYSDEC Brownfield Cleanup Program website

- Site cleanup may be required prior to development. The site was given an environmental ranking of 1 based on potential contamination from prior uses and/or construction and demolition fill. As the party responsible for the contamination, the City would not be eligible to receive a U.S EPA Brownfield cleanup grant for the site.
- The site could be eligible for a U.S EPA Brownfield cleanup grant if ownership is transferred to an eligible government, non-profit, or community development entity.[5] If ownership is transferred to a private entity and the site is admitted into the NYSDEC Brownfield Cleanup Program (BCP), the site could be eligible for standard BCP tax credits and additional tax credits due to its location in a BOA, Environmental Zone, and disadvantaged community. Further BCP tax credits may be available for affordable housing.[6]

Recommended Future Uses

The Framework Plan recommends residential uses, potentially with some neighborhood-scale amenities. The parcel with the spring could be reserved as community green space. Given the location and grade of the site, medium-density housing (e.g., apartment building, condominiums) or mixed-use residential with neighborhood retail could be feasible, but would require a zoning change. Considering the site's position at a gateway location, an attractive architectural design is recommended.

The site's clean-up needs may impact future uses and owners. If significant contamination is present, the City could transfer ownership to another public, non-profit, or private entity that could be eligible to receive grants or tax credits to defer the cost of remediation. If cleaning up to a "unrestricted" or "residential standard" proves cost-prohibitive, redevelopment may be restricted to uses that meet the identified clean-up standard and follow a future site management plan. For example, a "restricted residential" standard generally allows for residential uses such as apartments, townhomes, and condominiums, provided there is common ownership by a managing legal entity. Daycares, playgrounds, picnic areas, and natural grass areas are also typically allowed by the "restricted residential" use category.[7]

Next Steps

- Complete a Phase II Environmental Site Assessment

[5] Brownfield Grants and Funding Eligibility, United States Environmental Protection Agency, accessed from https://www.epa.gov/brownfields/eligibility on April 10, 2025.
[6] Brownfield redevelopment tax credit rate structure, NYS Department of Taxation and Finance, accessed from https://www.tax.ny.gov/research/stats/statistics/special_interest_reports/brownfield_credit/brtc-rate-structure.htm on April 10, 025.
[7] DER-10 Technical Guidance for Site Investigation and Remediation (2010), New York State Department of Environmental Conservation DEC Program Policy. Accessed via the NYSDEC Brownfield Cleanup Program website

- Prepare a comprehensive hillside neighborhood master plan
- Determine the specific uses and ownership model for the site based on the master plan
- Conduct a geotechnical investigation to evaluate site conditions for bearing loads

The Hillside Strategic Sites

Hillside and 4th Street, Hillside and 2nd Street, Hillside and Broadway North, Hillside and Broadway South (Strategic Sites 5-8)

| 81 Water Street; 57 and 1 Water Street; 2 Colden St; 94 South Water Street

Setting

Strategic sites five through eight are vacant, grass-covered properties totaling 8.06 acres. Known locally as "The Hillside," the sites are situated between Colden and Water Street on steeply sloping land with beautiful, open views of the Hudson River. They belong to the East End neighborhood in the "Waterfront Gateway" between Newburgh's downtown, to the west, and waterfront district, to the east. The properties are a short walk to businesses, restaurants, public parks, waterfront amenities, community services, transit stops, the Newburgh-Beacon Ferry, the Newburgh Free Library, SUNY Orange, and regional adult education centers. To the north are residential neighborhoods. To the south is a mix of uses, including Washington's Headquarters State Historic Site. The sites are ringed with sidewalks and pedestrian-scale lighting along Water, Colden, Second, and Washington Streets. The Hillside sites are one block east of the East End Historic District. Strategic sites five and six are also one block east of the Montgomery-Grand-Liberty Streets Historic District.

All four sites are owned by the City of Newburgh and belong to the Waterfront Gateway zoning district.

Prior to urban renewal, the Hillside parcels contained a dense downtown district with multi-story residential, commercial, and mixed-use buildings. The district connected Newburgh's waterfront to commercial corridors on Broadway, Liberty, and Grand Street. Third Street, First Street, and North Colden Streets transected the district, terminating at Water Street.

A Phase II ESA was conducted on each of the Hillside sites in 2024 as part of a U.S. EPA assessment grant. The assessments found that past mixed-uses and subsequent building demolition have impacted the surface and subsurface soil of the sites with contamination that will likely need to be managed prior to redevelopment. In addition, the investigation identified urban fill materials throughout the sites that are potentially unsuitable to support structures.

Redevelopment Considerations for The Hillside Sites

- Large parcels on a collector road (i.e., Water Street) in a central and highly desirable location with unobstructed Hudson River views.

- Potential opportunity to develop each with a variety of uses, for a variety of users, and in tandem with adjacent vacant sites.
- Access to existing municipal utilities, including newly updated sewer infrastructure.
- Mix of uses nearby. Walkable to downtown and the waterfront, including jobs, offices, transit, community amenities and services, entertainment, restaurants, and popular visitor attractions.
- Historically, the sites supported three- to five-story buildings. Multi-story buildings with parking underneath could potentially be accommodated once again while preserving some existing views.
- Zoning: Waterfront Gateway (WG) is a form-based district intended for three- to eight-story, dense, mixed-use development with civic anchors. The district permits mixed-use and most residential, institutional, and commercial uses, subject to design standards and site review. Industrial and larger scale uses (e.g., hospitals, shopping centers) are not permitted. The code includes provisions for preserving significant upland scenic views.
- The sites contain surface and subsurface contamination that will likely need to be managed prior to redevelopment. The intended use will impact the required level of cleanup. The City is ineligible to receive cleanup funding as the party responsible for the contamination.
- If ownership is transferred to an eligible government, non-profit, or community development entity, these sites could qualify for U.S EPA Brownfield cleanup grants. If ownership is transferred to a private entity, these sites may be eligible for brownfield tax credits through the NYSDEC Brownfield Cleanup Program (BCP). If admitted into the BCP, each site could be eligible for standard BCP tax credits as well as additional tax credits due to the sites' location in a BOA, an Environmental Zone, and a disadvantaged community. Further BCP tax credits may be available for affordable housing developments.[8]
- Due to the history of these sites and the harm caused by Urban Renewal, redevelopment that aligns with the community's vision, goals, and needs is especially important for success.

Recommended Future Uses for the Hillside Sites

As described in Section 1, the community envisions a walkable, mixed-use, downtown district. Medium- to high-density development is recommended, with multi-story buildings interspersed with plazas and parks where people can gather, recreate, dine, and/or quietly enjoy the view. There is demand for a variety of housing types for residents of different ages, income levels, and backgrounds, including affordable, market-rate, apartments, and owner-

[8] Brownfield redevelopment tax credit rate structure, NYS Department of Taxation and Finance, accessed from https://www.tax.ny.gov/research/stats/statistics/special_interest_reports/brownfield_credit/brtc-rate-structure.htm on April 10, 025.

occupied housing. The Hillside sites are strategically located for commercial uses, including businesses that serve local markets as well as those serving local and waterfront visitors. The large size of the sites provides an opportunity to implement thoughtful placemaking techniques that celebrate Newburgh's history, architecture, and culture and reconnect the waterfront to downtown.

Mixed-use development with rare Hudson River views has the potential to invite a diversity of people and attractions (e.g., art, entertainment, educational, recreational, and culinary), creating a vibrant Hillside district that supports the community's goals of equity, unity, pride, and growth.

The clean-up and geotechnical needs of the sites may impact future uses and owners. If needed, the City could transfer ownership to another public, non-profit, or private entity eligible to receive grants or tax credits to defer the cost of remediation. Redevelopment may be restricted to uses that meet the identified clean-up standard and follow a future site management plan. For example, a "restricted residential" standard generally allows for most commercial and recreational uses, but any residential use must be under common ownership by a managing legal entity (e.g., apartments, townhomes, and condominium building).[9]

Next Steps for the Hillside Sites

- Finalize site remediation plans
- Conduct a geotechnical investigation to evaluate site conditions for bearing loads
- Prepare a comprehensive hillside neighborhood master plan
- Determine the specific uses and ownership model for the sites based on the master plan

Site-specific Information

Strategic Site 5: Hillside and 4th Street

81 Water Street

Hillside and 4th Street is a single, vacant 1.47-acre parcel. It is situated between the Varick Homes apartments, the waterfront, and vacant hillside land to the south. Prior to urban renewal, the site was bisected by Third Street and contained over four dozen parcels across two city blocks, including 59-115 Water Street, 40-50 Second Street, 44-52 Third Street, the 30 block of Fourth Street, and 38-80 Smith Street. The site was densely developed with three- and four-story brick row buildings. There was a mix of homes, offices, clubs, and small-scale manufacturing, as well as neighborhood retail

[9] DER-10 Technical Guidance for Site Investigation and Remediation (2010), New York State Department of Environmental Conservation DEC Program Policy. Accessed via the NYSDEC Brownfield Cleanup Program website

and community services such as pharmacies, banks, and bakeries. Stores lined Water Street, while townhomes and offices were concentrated along Smith Street (now Colden Street in this location).

Hillside and 4th Street is within steps of a residential neighborhood, a public waterfront park, the Newburgh Landing Dock, and a library. This location may be particularly attractive for neighborhood retail, uses that serve families, and gateway connections for Hudson River visitors. The zoning code includes provisions for preserving the view from the Newburgh Free Library.

Strategic Site 6: Hillside and 2nd Street

| 57 and 1 Water Street

Hillside and 2nd Street consists of 57 Water Street (1.81 acres) and 1 Water Street (0.02 acres). The site is bounded by Second Street, Water Street, and Colden Street (formerly Smith Street on this block). The southern parcel boundaries follow the former path of First Street, which is now buried. 1 Water Street was formerly Clinton Square, a triangular plaza at the base of the original Colden Street, which traversed the hillside diagonally up to Broadway. There is vacant land to the north, west, and south, and the waterfront district is to the east.

Prior to urban renewal, the site contained approximately fifty parcels, including 1-57 Water Street, 39-51 Second Street, 2-36 Smith Street, and the 50 block of First Street. The site was densely developed with three- to five-story brick and wood row buildings. There was a mix of residential and commercial, with some restaurants, offices, and shops selling a variety of goods. Storefronts lined Water Street, while Smith Street (now Colden Street) was primarily residential with interior yards.

The site has vacant strategic sites on three sides. It is located between cultural and institutional uses to the west and the waterfront district to the east, including restaurants, a private marina, and the connection to the Ferry. ?Utility lines are present along the former path of First Street. This location may be particularly attractive for mixed-use development. The zoning code includes provisions for preserving the view from the Newburgh Free Library.

Strategic Site 7: Hillside and Broadway North

| 2 Colden Street

The Hillside and Broadway North strategic site is a 2.66 acre parcel between SUNY Orange and the waterfront with vacant land to the north and south. It is directly across from the only existing development on the west side of Water Street: the former train station which houses two popular restaurants. The site is bounded by South Water Street, Colden Street, and Downing Vaux Park, a green space with stairs at the foot of

Broadway. The northern parcel boundary follows the former path of First Street, which is now buried.

Prior to urban renewal, Colden Street ran diagonally across this site from the bottom of Broadway to Clinton Square at 1 Water Street, offering a gentler grade for shoppers and wagons. High Street ran parallel to Colden Street one block west, in the approximate location of the Washington Center walkway on the SUNY Orange campus today. This site contained the Colden and Water Street block, Colden Street, and the northeast corner of the Colden and High Street block. There were approximately 75 parcels on the site, including 2-66 South Water Street, 1-71 Colden Street, and a portion of 2-24 Colden Street.

The site was densely developed with three- to four-story brick row buildings. Most were commercial buildings with some residential on the upper floors. Historic uses included retail shops, hotels, restaurants, and small-scale manufacturing.

This location may be particularly attractive for mixed-use development that connects the waterfront district to the Broadway corridor. Existing adjacent restaurants offer an opportunity for complementary, pedestrian-friendly development on Water Street. ?Utility lines are present along the former path of First Street. The zoning code includes provisions for preserving the view from Broadway and Colden Street.

Strategic Site 8: Hillside and Broadway South

| 94 South Water Street

The Hillside and Broadway South strategic site is a 2.1 acre vacant parcel. The site is bounded by South Water Street, Washington Street, Washington Place, and Downing Vaux Park, a green space with stairs at the foot of Broadway. The site is at the edge of a former industrial area with a mix of uses. To the west are row homes along Washington Place, 55 Broadway (a key building), Broadway corridor, and a downtown neighborhood. To the east are open and underutilized spaces in the waterfront district, as well as connections to the public boat launch and Newburgh Ferry. To the south are legacy industrial and commercial uses, residential adaptive reuse, a brewery, and Washington's Headquarters State Historic Site.

Prior to urban renewal, the site contained approximately thirty parcels, including 68-98 South Water Street, and 1-15 South Colden/Washington Place. The bottom third of the parcel was vacant, with a cross street called Little Ann Street. The site was developed with three- to four-story brick row buildings with internal open yard space. Most were townhomes with some apartments and rooming houses. South Water Street also included some stores, a bar, and a handbag manufacturing facility.

This location may be particularly attractive for mixed-use development that connects the waterfront to surrounding districts for tourists, commuters, and residents. The

zoning code includes provisions for preserving the view from Washington's Headquarters and from Broadway and Colden Street. There is a potential opportunity to redevelop the site and adjacent, underutilized properties with complementary uses. Public input for the adjacent waterfront sites (brownfields 21 and 22) proposed adding a waterfront entertainment area with outdoor performance spaces, family amusements, green spaces, and activities for all ages.

Montgomery Street Strategic Sites

Setting

110 Grand Street (strategic site 3) and 2 Montgomery Street (strategic site 4) are located west of The Hillside on either side of Montgomery Street. They are a short walk from Broadway and the waterfront, including the Newburgh Landing Dock. Both sites are owned by the City of Newburgh.

Strategic sites three and four are within a cultural corridor that features a variety of academic facilities, historic sites and churches, and community services. These include, from north to south, the Dutch Reformed Church, the Newburgh Free Library, the Heritage Center, the City Club, Ebenezer Baptist Church, SUNY Orange, Hudson Valley Regional Adult Education Network, (RAEN), and Orange-Ulster BOCES Adult Learning Center. These landmark properties are within the Montgomery-Grand-Liberty Streets Historic District and/or the East End Historic District. Views from some of these sites are protected by the City's zoning code.

Strategic Site 4: 2 Montgomery Street

Setting

2 Montgomery strategic site is a 1.82 acre vacant property between strategic sites three and five. The property has a moderately steep slope with clear views of the Hudson River. The site is above the Hillside, below Ebenezer Baptist Church and 110 Grand Street, and on the same plane as Hudson Valley RAEN/Orange-Ulster BOCES and Varick Homes. Sidewalks and shade trees line Montgomery Street and Colden Street, with pedestrian lighting on Colden. The northern parcel boundary is Second Street and the southern parcel boundary is the former path of First Street, which is now buried.

Prior to urban renewal, the site contained approximately fifteen parcels, including 2 – 40 Montgomery Street. The land occupied by these parcels is included in the Montgomery-Grand-Liberty Streets Historic District. The site was historically developed with two- and three-story brick and wood frame buildings. The majority were residential row buildings, with some offices and the "old post office" (Newburgh Federal Building) on the northwest corner. High Street ran diagonally from the northeast corner of the parcel to the midblock of First Street.

Remnants of High Street and its retaining wall are visible today. On the southeast corner was a parking lot off Smith Street (now Colden Street).[10]

A Phase I ESA conducted in 2024 indicated potential contamination. The results of a subsequent Phase II ESA were pending in 2025.

Redevelopment Considerations

- Large parcel with Hudson River views between two other vacant strategic sites.
- Topography could potentially accommodate multi-story building(s) and underground parking without obstructing existing views.
- Located next to educational and research facilities.
- Adjacent to a historic district. A fraction of the site is in the Montgomery-Grand-Liberty Streets Historic District, but it is not within the Historic District zoning overlay.
- Neighbor to quieter residential and religious uses.
- Walkable to the waterfront, the Broadway Corridor, and transit connections.
- Zoning: Waterfront Gateway (WG), a form-based district intended for three- to eight-story, dense, mixed-use development with civic anchors. The district permits mixed-use and most residential, institutional, and commercial uses, subject to design standards and site review. Industrial and larger scale uses (e.g., hospitals, shopping centers) are not permitted. The code includes provisions for preserving significant upland scenic views, including from the Newburgh Free Library.
- Site cleanup may be required prior to development. The site was given an environmental ranking of 1 based on potential contamination from prior uses and demolition fill.
- The City would be ineligible to receive cleanup funding as the party responsible for the contamination. However, if ownership is transferred to an eligible government, non-profit, or community development entity, the site could qualify for U.S EPA Brownfield cleanup grants. If ownership is transferred to a private entity, the site may be eligible for tax credits through the NYSDEC Brownfield Cleanup Program (BCP). If admitted into the BCP, the site could be eligible for standard BCP tax credits as well as additional tax credits due to the site's location in a BOA, an Environmental Zone, and a disadvantaged community. Further BCP tax credits may be available for affordable housing developments.[11]

Recommended Future Uses

[10] This triangular parking lot area is sometimes mistaken for the former Clinton Square, which was located at modern-day 1 Water Street.

[11] Brownfield redevelopment tax credit rate structure, NYS Department of Taxation and Finance, accessed from https://www.tax.ny.gov/research/stats/statistics/special_interest_reports/brownfield_credit/brtc-rate-structure.htm on April 10, 025.

2 Montgomery Street is attractive for community services, mixed-use development, and/or recreational uses that take advantage of the property's Hudson River views. The Framework Plan recommends uses consistent with the site's location in a "cultural corridor." For example, during outreach activities, the public expressed interest in adding cultural and educational attractions in the BOA, such as museums, an Urban Renewal history center, and a science center. If feasible, the site is appropriate for dense, multi-story development with parking underneath and activity compatible with neighboring residential and institutional uses. There is a potential opportunity to redevelop the site and adjacent strategic sites in tandem and/or with complementary uses.

The site may have clean-up and geotechnical needs that impact future uses and owners. The City may choose to transfer ownership to another public, non-profit, or private entity that could be eligible to receive grants or tax credits to defer the cost of remediation. Redevelopment may be restricted to uses that meet the identified clean-up standard and follow a future site management plan. For example, a "restricted residential" standard would only permit residential uses with common ownership by a managing legal entity. The clean-up standard for residential uses is higher than non-residential uses.[12]

Next Steps

- Draft a site remediation plan, if needed, based on the results of the Phase II ESA
- Conduct a geotechnical investigation to evaluate site conditions for bearing loads
- Prepare a comprehensive hillside neighborhood master plan
- Determine the specific uses and ownership model for the site based on the master plan

Strategic Site 3: 110 Grand Street

Setting

110 Grand Street is a 1.71-acre parking lot with a beautiful view of the Hudson River. The property is level along Grand Street and where it abuts Ebenezer Baptist Church. The terrain slopes downward from south to north and west to east. The parking lot is within the Montgomery-Grand-Liberty Streets Historic District, the East End Historic District, and the Historic District zoning overlay district. Neighboring properties include the former City Club, several historic churches, and the Heritage Center. As noted above, there are also several educational facilities nearby. Narrow sidewalks along a concrete wall on Montgomery and Second Street give way to wider, slate sidewalks with shade trees on Grand Street.

Prior to urban renewal, the site contained approximately 25 parcels, including 19-37 Montgomery Street, 65-83 Second Street, and 104-118 Grand Street. The site had a mix of

[12] DER-10 Technical Guidance for Site Investigation and Remediation (2010), New York State Department of Environmental Conservation DEC Program Policy. Accessed via the NYSDEC Brownfield Cleanup Program website

buildings styles and uses: row and detached, brick and wood frame, residential and commercial. There were several stores, offices, and a church, with open spaces in the interior of the block. Buildings were two to three stories high.

A desktop analysis conducted in 2024 indicated the potential for contamination on site based on prior uses and/or construction and demolition fill.

Redevelopment Considerations

- Large parcel with Hudson River views on the Grand Street commercial corridor, adjacent to another vacant strategic site.
- Walkable to the waterfront, the Broadway Corridor, and transit connections.
- Topography could potentially accommodate a multi-story building(s) with a level for parking without obstructing existing, protected views.
- Located next to educational, research, and workforce development facilities. Neighbor to quieter residential and religious uses.
- Within two historic districts.
- Zoning: Downtown Neighborhood (DN) and East End Historic (EEH) District Overlay. DN is a form-based district intended, in this location, to protect the quality of the Grand Street Heritage Corridor. The code specifies that new infill development shall be two- to six-stories and respect the pattern and scale of existing urban development. The code includes provisions for preserving significant upland scenic views, including from the Newburgh Free Library. In addition, development in the EEH Overlay Historic Overlay requires a certificate of appropriateness from the City of Newburgh Architectural Review Commission, which shall be guided by the East End Historic District Guidelines. The DN district permits mixed-use and most residential, institutional, and commercial uses, subject to design standards and, in some cases, site review.
- Site cleanup may be required prior to development. The site was given an environmental ranking of 1 based on potential contamination from prior uses and demolition fill.
- The City would be ineligible to receive cleanup funding as the party responsible for the contamination. However, if ownership is transferred to an eligible government, non-profit, or community development entity, the site could qualify for U.S EPA Brownfield cleanup grants. If ownership is transferred to a private entity, the site may be eligible for tax credits through the NYSDEC Brownfield Cleanup Program (BCP). If admitted into the BCP, the site could be eligible for standard BCP tax credits as well as additional tax credits due to the sites' location in a BOA, an Environmental Zone, and a

disadvantaged community. Further BCP tax credits may be available for affordable housing developments.[13]

Recommended Future Uses

The Framework Plan recommends development consistent with the site's location in a "cultural corridor." Given the surrounding uses, this site may be suitable for a larger-scale building with civic or community uses. The grade may offer an opportunity for a creative architectural design that provides both form and function, for example, with subsurface parking and scenic rooftop views. During outreach activities, the public expressed interest in adding attractions in the BOA such as museums, an Urban Renewal history center, a youth center with educational and recreational programming, workforce development/incubators, and a hotel/conference center. There is a potential opportunity to redevelop the site and adjacent strategic site in tandem and/or with complementary uses.

The site may have clean-up and geotechnical needs that impact future uses and owners. The City may choose to transfer ownership to another public, non-profit, or private entity that could be eligible to receive grants or tax credits to defer the cost of remediation. Redevelopment may be restricted to uses that meet the identified clean-up standard and follow a future site management plan.

Next Steps

- Complete a Phase I ESA to evaluate site conditions
- If necessary, complete a Phase II ESA and a site remediation plan
- Prepare a comprehensive hillside neighborhood master plan
- Determine the proposed uses and ownership model for the site based on the master plan
- Conduct a geotechnical investigation to evaluate site conditions for bearing loads before redevelopment

Non-Urban Renewal Land

Strategic Site 9: 1 Lafayette Street

Setting

1 Lafayette Street is a 1.44-acre paved asphalt lot with a fence and trees bordering the southern and eastern sides. The property slopes gently toward the water with a view of the Hudson River. The site is owned by the public New York-New Jersey Palisades Interstate Park

[13] Brownfield redevelopment tax credit rate structure, NYS Department of Taxation and Finance, accessed from https://www.tax.ny.gov/research/stats/statistics/special_interest_reports/brownfield_credit/brtc-rate-structure.htm on April 10, 025.

Commission which was created to protect and conserve natural lands, parks, and historic sites in the Palisades. The site is adjacent to the Washington's Headquarters State Historic Site, but is not itself a historic or park site. The Sanborn Fire Insurance maps indicate there were few or no structures on the site between 1884 and 1950. The northern third of the property, which neighbors the historic site, is within the East End Historic District.

1 Lafayette Street is in a former industrial area which features a mix of uses and some vacant lots. Other adjacent uses include the Foundry apartments (adaptive reuse), multi-family townhomes, and ABC Supply Company. Several industrial uses remain in the vicinity, including along the waterfront. The property is a short walk to the mixed-use Liberty Street commercial corridor and open space on the Waterfront.

Redevelopment Considerations

- Large parcel with Hudson River views next to a landmark historic site and new adaptive reuse development.
- Area with a wide variety of uses walkable to jobs, residential neighborhoods, the Broadway and Liberty Commercial corridors, and the waterfront.
- Multi-story buildings may be possible without obscuring protected views.
- Zoning: Downtown Neighborhood (DN) and East End Historic (EEH) District Overlay. DN is a form-based district intended to protect the quality of downtown neighborhoods. The district permits mixed-use and most residential, institutional, and commercial uses, subject to design standards and, in some cases, site review. New infill development shall respect the pattern and scale of existing urban development. Buildings can be two- to six-stories, but views from the Washington's Headquarters State Historic Site must be preserved. In addition, development for the portion of the site in the EEH Overlay Historic Overlay requires a certificate of appropriateness from the City of Newburgh Architectural Review Commission, which shall be guided by the East End Historic District Guidelines.
- Site cleanup may be required prior to development. The site was given an environmental ranking of 1 based on a Phase 1 ESA that indicated the potential for contamination from prior industrial uses and fill materials.
- The site may be eligible for a U.S EPA Brownfield cleanup grant. If ownership is transferred to a private entity, the site may be eligible for tax credits through the NYSDEC Brownfield Cleanup Program (BCP). If admitted into the BCP, the site could be eligible for standard BCP tax credits as well as additional tax credits due to the sites' location in a BOA, an Environmental Zone, and a disadvantaged community. Further BCP tax credits may be available for affordable housing developments.[14]

[14] Brownfield redevelopment tax credit rate structure, NYS Department of Taxation and Finance, accessed from https://www.tax.ny.gov/research/stats/statistics/special_interest_reports/brownfield_credit/brtc-rate-structure.htm on April 10, 025.

Recommended Future Uses

The Framework Plan recommends residential and related uses for properties overlooking the Hudson River. The location of 1 Lafayette Street near a historic site, residential adaptive reuse, and mixed-use commercial areas make it attractive for additional residential uses, community uses, and mixed-use with neighborhood commercial services. Given developer interest in high-density residential properties in this area, the property owner may also consider redeveloping the site as a community park or recreation area.

Potential Next Steps

- Prepare a comprehensive hillside neighborhood master plan
- Work collaboratively with the property owner on redevelopment
- Property owner completes a Phase II ESA and, if needed, a site remediation plan

Strategic Site 10: Mid-Broadway

132, 136, 138, 140, 142, 142A, 144. 146, and 148 Broadway
6, 10 ,12, 14, 16, and 18 Johnston Street
6, 8, and 14 Lander Street

Setting

The Mid-Broadway strategic site is a vacant block and rear paved lot on the Broadway commercial corridor that is comprised of 18 adjacent parcels totaling 1.8 acres. The southern portion is grassed and covers one block of Broadway, with three parcels fronting Lander Street and five parcels extending down Johnston Street. The northern portion is a 0.7-acre paved lot surrounded by a fence at 18 Johnston Street. The only structure is a three-story commercial shell building on 14 Johnston Street. The property is privately owned, the remainder are owned by the City of Newburgh.

Mid-Broadway is within a mixed-use commercial district, with a residential neighborhood to the north, and several community service uses nearby. The site is adjacent to homes, businesses, the Orange County Department of Motor Vehicles, neighborhood churches, and the New York State Armory building, a nationally registered historic place with county offices. Montefiore St. Luke's Cornwall Hospital is steps away.

Historic uses of the site include stores, saloons, three-story brick flats and row houses, a laundromat, and an automobile sales and service shop at 8-12 Lander (now 8 Lander). 18 Lander has been a vacant lot since at least the mid-1990s. The buildings on the southern portion of the site were demolished in the early 2000s, and City workers have reported unstable ground conditions on these parcels. A Phase I ESA found the potential for soil and

groundwater contamination from spills, tanks, and prior uses associated with 8 and 14 Lander Street.

Redevelopment Considerations

- Large area that is largely owned by the City of Newburgh on the Broadway commercial corridor for new, infill development.
- Walkable to jobs, restaurants, a hospital, community services and institutions, and the waterfront.
- Zoning: The site is split between the Broadway Corridor and the Downtown Neighborhood form-based zoning districts. Permitted uses are subject to design standards and, in some cases, site review. The entire site is within the East End Historic (EEH) District Overlay.
    - The Broadway parcels are zoned Broadway Corridor, a form-based district intended to promote a vibrant, pedestrian-oriented, mixed-use district with three-to five-story buildings. A "Main Street" "Shopfront" design is preferred for new development, with ground floor retail and commercial or residential on the upper floors. Higher density residential and almost all commercial and institutional uses are permitted. One- and Two family residential is not permitted.
    - The Johnston and Lander parcels are zoned Downtown Neighborhood, a form-based district intended to protect the quality of downtown residential neighborhoods. The district permits mixed-use and most residential, institutional, and commercial uses. New infill development shall respect the pattern and scale of existing urban development. Rowhouses and compact detached houses can be two- to four-stories high. Commercial development can be three- to six-stories high.
    - Development on all parcels requires a certificate of appropriateness from the City of Newburgh Architectural Review Commission, which shall be guided by the East End Historic District Guidelines.
- Site cleanup may be required prior to development. The site was given an environmental ranking of 2 based on a Phase 1 ESA that found open and closed petroleum spills on site. The site may be eligible for a U.S EPA Brownfield cleanup grant.

Recommended Future Uses

Potential future uses include mixed-use, commercial, and residential consistent with the zoning for these parcels. The site offers a rare opportunity for new infill development on the Broadway corridor. The location near employers, healthcare services, and downtown amenities could make it attractive for workforce housing, restaurants, and health services (e.g., professional offices, pharmacy). New development could be higher density to be consistent

with other uses along Broadway and could be mixed-use buildings with retail on the ground floor and residential above.

Potential Next Steps

- Continue to pursue funding opportunities to assess and, if needed, clean up the property for redevelopment.
- Prepare a Phase II ESA and, if needed, a site remediation plan
- A geotechnical analysis may be needed to evaluate site conditions for bearing loads.
- Work collaboratively with the property owner of 14 Johnston Street on redevelopment
- Prepare a conceptual site plan to illustrate development opportunities and to market to the private sector.

Site Assessment Candidates

Based on the environmental histories and rankings described in Section 3, all of the strategic sites are potential candidates for continued site assessment.

Potential Contamination

The following sites have an environmental ranking of 1, indicating potential contamination. Further Environmental Site Assessments (ESAs) are recommended for these sites to verify if contamination is present that would require remediation prior to redevelopment.

Strategic Site 1. Hillside North 1 at 35 Broad Street

35 Broad Street was historically developed in an urban setting with mixed-use commercial businesses and residential housing between at least the mid-1800s to 1975. Prior uses on site include a machine shop and auto repair shop. Urban Renewal demolished several buildings on site prior to modern environmental controls. A Phase I ESA conducted in 2024 concluded there is potential contamination on site from petroleum products, hazardous substances, urban fill, and/or construction and demolition fill. This finding is supported by evidence from City of Newburgh officials who have found petroleum and chemical contaminants in the buried fill/waste of nearby Urban Renewal properties. A Phase II ESA and a geotechnical investigation are recommended to evaluate site conditions.

Strategic Site 2. Hillside North 2, 215, 209, 207, and 207 rear Water Street and the Clinton Street right-of-way

These Hillside properties were developed in an urban setting, primarily with commercial retail stores, from at least the mid-1800s until approximately 1967. The Sanborn Fire Insurance maps show a paint shop on the southern portion of the site in 1884. Urban Renewal demolition site buildings in the late 1960s, leaving behind demolition fill and waste. A Phase I ESA conducted in 2024 concluded that past uses and fill materials may have affected site conditions. A Phase II ESA and a geotechnical investigation are recommended to evaluate site conditions.

Strategic Site 3. 110 Grand Street

110 Grand Street was developed as part of a historic urban neighborhood with residential, commercial, and cultural uses from at least the mid-1800s through the 1960s. Prior uses on the property include a steam laundry, tin shop, and undertakers. Urban Renewal demolished the buildings on site in the mid-nineteenth century prior to modern environmental controls. The site is currently a parking lot. A desktop analysis conducted in 2024 indicated the potential for contamination on site based on prior uses and/or construction and demolition fill. A Phase I ESA is recommended to evaluate site conditions.

Strategic Site 9. 1 Lafayette Street

1 Lafayette Street and surrounding properties were identified with past uses that included heavy industry, foundries, machine shops, and manufacturing. A Phase I ESA conducted in 2024 concluded that the industrial uses adjacent to the site and on-site in the early 1900s and historic deposition of unknown demolition and other fill materials is considered an environmental condition that may have affected site soil and groundwater quality. A Phase II ESA is recommended to evaluate potential site contamination.

Strategic Site 4. Hillside at 2 Montgomery Street

2 Montgomery Street was developed in an urban setting, primarily with residential row-type buildings and some businesses from at least the mid-1800s until approximately 1975. Past uses included a paint, tin, and printing shop. Urban Renewal razed the buildings on site in the mid-nineteenth century prior to modern environmental controls. A Phase I ESA conducted in 2024 identified numerous potential environmental conditions present at the site that may be attributable to past uses and demolition activities. A Phase II ESA was conducted in 2024 and the data were being analyzed in 2025. If contamination is found, subsequent steps may include further assessment and creating a draft remediation plan. A geotechnical investigation is also recommended to evaluate site conditions for bearing loads.

Potential Contamination with Open Spills

The following site has an environmental ranking of 2, indicating potential contamination with recorded open and/or closed spills. Phase II Environmental Site Assessments are recommended for these sites to verify if contamination is present that would require remediation prior to redevelopment.

Strategic Site 10. Mid-Broadway
132 and 136-148 Broadway, 6 and 10-18 Johnston Street, 6, 8, and 14 Lander Street

The mid-Broadway block between Johnston and Lander Street was developed in an urban setting, primarily with mixed-use commercial businesses and residential housing, between at least the mid-1800s to early 2000s. The buildings were subsequently demolished by the site owner (?) except for a shell building at 14 Johnston. Prior uses included a drycleaning facility

and auto repair (8 Lander). A Phase I ESA concluded that past uses and multiple petroleum spills at 8 Lander Street may have adversely affected site soil and groundwater quality on portions of the site. A Phase II ESA is recommended to analyze site conditions.

Known Contamination

The following sites have an environmental ranking of 3, indicating contaminants are known to be present at levels exceeding environmental standards. Phase II ESAs of these sites found contamination in the surface and subsurface soil that would require remediation prior to redevelopment. The assessments also found potentially unstable fill material that may need to be managed prior to construction.

Strategic Site 5. Hillside and 4th Street, 81 Water Street

81 Water Street was developed in an urban setting, primarily with commercial retail stores, from at least the mid-1800s to 1975. Urban Renewal demolished the buildings on site in the 1970s prior to modern environmental controls. A Phase I ESA conducted in 2024 concluded that petroleum products and/or hazardous substances may be present on site. A Phase II ESA was subsequently conducted, which found that past mixed-uses and subsequent building demolition have impacted the surface and subsurface of the site with contamination that will likely need to be managed prior to redevelopment. Additionally, the investigation identified urban fill materials throughout the site that may present a barrier to redevelopment as the materials may not be suitable to support structures.

Recommended next steps for the property include finalizing a remediation plan and conducting a geotechnical investigation to evaluate site conditions for bearing loads. The City is not eligible for cleanup funding as the party responsible for the contamination. If ownership is transferred to an eligible government, non-profit, or community development entity the site could be eligible for a U.S EPA Brownfield cleanup grant. If ownership is transferred to a private entity the site may be eligible for tax credits through the NYSDEC Brownfield Cleanup Program (BCP).

Strategic Site 6. Hillside and 2nd Street, 57 and 1 Water Street

Prior to Urban Renewal, the site was developed in an urban setting, primarily with commercial retail stores from at least the mid-1800s to 1975. Prior uses included light industrial uses suc has printing and laundry services. Urban Renewal demolished the buildings on site in the 1970s prior to modern environmental controls. A Phase I ESA conducted in 2024 concluded there may be potential contamination on site from petroleum products, hazardous substances, urban fill, and/or construction and demolition fill. A subsequent Phase II ESA determined that past mixed-uses and subsequent building demolition have impacted the surface and subsurface site soil quality. Additionally, the investigation identified urban fill materials throughout the site that may present a barrier to redevelopment as the materials may not be suitable to support structures.

Recommended next steps for the property include finalizing a remediation plan and conducting a geotechnical investigation to evaluate site conditions for bearing loads. The City is not eligible

for cleanup funding as the party responsible for the contamination. If ownership is transferred to an eligible government, non-profit, or community development entity the site could be eligible for a U.S EPA Brownfield cleanup grant. If ownership is transferred to a private entity the site may be eligible for tax credits through the NYSDEC Brownfield Cleanup Program (BCP).

Strategic Site 7. Hillside and Broadway North, 2 Colden Street

Prior to Urban Renewal, the site was developed in an urban setting, primarily with commercial retail stores from at least the mid-1800s to 1975. Prior light industrial uses included printing, painting, furniture manufacturing, handbag manufacturing, laundry services and an auto garage. Urban Renewal demolished the buildings on site in the 1970s prior to modern environmental controls. A Phase I ESA conducted in 2024 concluded there may be potential contamination on site from petroleum products, hazardous substances, urban fill, and/or construction and demolition fill. A subsequent Phase II ESA determined that past mixed-uses and subsequent building demolition have impacted the surface and subsurface site soil quality. Additionally, the investigation identified urban fill materials throughout the site that may present a barrier to redevelopment as the materials may not be suitable to support structures.

Recommended next steps for the property include finalizing a remediation plan and conducting a geotechnical investigation to evaluate site conditions for bearing loads. The City is not eligible for cleanup funding as the party responsible for the contamination. If ownership is transferred to an eligible government, non-profit, or community development entity the site could be eligible for a U.S EPA Brownfield cleanup grant. If ownership is transferred to a private entity the site may be eligible for tax credits through the NYSDEC Brownfield Cleanup Program (BCP).

Strategic Site 8. Hillside and Broadway South, 94 South Water Street.

The site and surrounding area were developed in an urban setting, primarily with commercial retail stores, from at least the mid-1800s until approximately 1975. Prior uses included a handbag manufacturer and garage. Urban Renewal demolished the buildings on site in the 1970s before modern environmental controls. A Phase I ESA conducted in 2024 concluded that the past site use as a former garage and potential off-site sources may have adversely affected site soils and groundwater. A Phase II ESA conducted in 2024 determined that past mixed-uses and subsequent building demolition have impacted the surface and subsurface of the site with contamination that will likely need to be managed prior to redevelopment. Additionally, the investigation identified urban fill materials throughout the site that may present a barrier to redevelopment as the materials may not be suitable to support structures.

Recommended next steps for the property include finalizing a remediation plan and conducting a geotechnical investigation to evaluate site conditions for bearing loads. The City is not eligible for cleanup funding as the party responsible for the contamination. If ownership is transferred to an eligible government, non-profit, or community development entity the site could be eligible for a U.S EPA Brownfield cleanup grant. If ownership is transferred to a private entity the site may be eligible for tax credits through the NYSDEC Brownfield Cleanup Program (BCP).

4.3 IMPLEMENTATION MATRIX

To assist in the implementation of the Hillside BOA, recommended actions are summarized in the matrix in Table X. For each action, potential partners, funding sources, estimated costs, and an implementation timeline are identified. The matrix is organized around the same four topic areas introduced in the recommendations section:

- Land Use & Policy
- Economic Development
- Parks, Open Space, and Transportation
- Environment and Infrastructure

Implementation Matrix

Recommendation	Champion	Potential Partners	Timeframe			Est. Cost	Potential Funding Sources
			Phase	Term short, med. long, ongoing	Duration (Years)		
Use and Policy							
Prepare a Comprehensive Hillside Neighborhood Master Plan to Guide Redevelopment of the Hillside. This community-led plan will outline the desired redevelopment approach for city-owned urban renewal lands. Recommended components of the Hillside Neighborhood Master Plan process include:			1	short-term	1	**$125,000**	
Establish a Community Working Group to lead the effort, that includes urban renewal descendants.	City Council	Community Indemnification Committee (CIC), Property Owners, Residents (e.g. Varick, Bourne), City Planning	1				
Research national models and case studies that seek to advance equitable development, to build wealth, and to provide indemnification for urban renewal descendants.	Community Working Group (CWG)	Selected Consultant, outreach to other national models (i.e., Tulsa, OK)	1				
Formulate a redevelopment model and policy/governance structure specific to Newburgh and the Hillside area that defines (1) a community benefits plan and fund (2) a future ownership model of the sites currently owned by the City.	CWG	Selected Consultant, outreach to other national models (i.e., Tulsa, OK)	1				

Conduct a needs assessment for the Hillside neighborhood to identify (1) specific uses that are desired by the community (i.e., community center, grocery store, job centers, senior center, workforce development, small business support, youth activities, etc.) (2) specific housing types that meet the needs of residents and the Newburgh market.	CWG	Property Owners, Residents (e.g. Varick, Bourne)	1				
Prepare a Physical Master Plan that illustrates the desired look and feel of redevelopment of the Hillside, with mixed-use and mixed-income redevelopment that balances community and economic development. The Plan can build on prior research and concepts developed with community input, as appropriate.	CWG	Selected Consultant, City Planning, City Engineering	1				
Define an implementation strategy to enact the plan, with support from the Community Working Group.							
Establish clear mechanisms for community engagement as Hillside redevelopment progresses	CWG	*(Part of CWG scope)*	1	Ongoing	N/A	N/A	N/A
Ensure descendent involvement in redevelopment of urban renewal lands going forward	City Council	Community Working Group (CWG)	1				
Continue to partner with religious institutions for community development in the Hillside neighborhood	CWG	Christian Ministerial Fellowship	1				
Review and update zoning based on detailed master plan results Update the zoning as needed to implement the master plan described in recommendation 1. The zoning code can help implement the community's vision by setting requirements for density, building design, sustainable design, parking, inclusionary zoning requirements, etc. Consider architectural standards as redevelopment takes place.			2				

Incorporate the Waterfront in redevelopment planning To reconnect the city to its shoreline and ensure the Newburgh Port and waterfront operate as an attractive and functional gateway to the city.	City	Ferry Operator (check) - NY Waterway (MTA), NYS DOS, NYS OGS, River Marina (above), Property owners, Newburgh Waterways Center (3 rowing clubs and Coast Guard auxilliary), Private Boat / Charter operators, Steelways,					
Recognize the history and heritage of urban renewal as part of the Hillside redevelopment		Community Indemnification Commmitee, CWG, OC Council of the Arts, Oral History Project SC, Newburgh Arts and Cultural Commission, Black History Committee of the Hudson Valley, City Historian, NAACP					
Consider public art to recognize the importance of this area of the city (e.g., bronze 'to-scale' sculpture of the Hillside pre-urban renewal, informational and visual installations, virtual reality timescopes or viewers that depict the landscape at different times).							
Explore the possibility of local, state, or federal historic designation that acknowledges the historical impact of urban renewal.							
Conduct a Phase 1A Cultural/Archeological Study of the Hillside Complete a Phase 1A Cultural/Archaeological Study to identify any sensitive historic resources or potential development constraints in order to help prepare the sites for redevelopment. Information from the study can be used to							

preserve the history of the area and integrate it into future development.							
Review important viewsheds and incorporate preservation of visual resources into the Hillside Master Plan The Newburgh Zoning Ordinance includes provisions to preserve significant scenic views from the Dutch Reformed Church, Washington's Headquarters, The Newburgh Free Library, Broadway and Colden, and Bay View Terrace. As part of the planning process for the Hillside Master Plan, identify any additional viewsheds that could qualify as "providing significant benefits to the residents and visitors of Newburgh and as important parts of Newburgh's cultural heritage" (City of Newburgh, New York Zoning Ordinance Article XI Section 300-87 B(2)). **Leverage publicly owned parcels and rights of way to direct development** Use publicly owned parcels and rights of way (56% of BOA), including vacant land (49.2 acres), to model and create development that is in line with the community's vision (e.g., with land transfer or sales agreements, public development, etc.). **Partner with SUNY Orange (OCCC) to better integrate the campus into the community**	SUNY Orange	County, State, DOT, City Departments, Community Working Group, Newburgh Land Bank City, Community Working Group (CWG)	1 1	short-term			
Create safe and inviting physical connections to the surrounding neighborhood	SUNY Orange	City, adjacent property owners, future developers	1				

Work with the community to identify complementary programs that support local community development (e.g., workforce training, childcare, increased local enrollment)	SUNY Orange	Orange County Economic Development, IDA, and Partnership	1				
Prepare a reuse feasibility study of the Newburgh Public Safety Building site at 55 Broadway Explore alternatives for repurposing the 1.9 acre property, which overlooks the Hudson River at the base of Broadway with a use that advances the community's vision for the Hillside and Broadway area. Consider options for relocating the Newburgh Police and Fire Department headquarters to an updated facility.			2				
Redevelop parking lot(s) on the Waterfront Redevelop the City-owned parking lot on Water Street between Fourth Street and Third Street with a higher density use suitable for its location at a multimodal gateway location near Unico Park and the Newburgh Landing Dock. As development progresses, work with private property owners on Water Street and Front Street to reduce and consolidate surface parking (e.g., with a parking garage or parking set into the Hillside) and redevelop vacant lots with active uses.							
Consider methods to incentivize developers to implement as many BOA recommendations as feasible within each project while preserving the City's tax base							
Economic Development							

Identify sites that maximize economic development opportunities Using input from the BOA nomination study and the Hillside Master Plan, identify sites for commercial redevelopment and market-rate real estate that will maximize community returns, for example, through increased local jobs, an increased tax base to support local services and affordable residential taxes, and/or increased tourism and visitation to local businesses.	CWG	SEDAC Orange County ED, IDA, Partnership, Tourism Realtors, Developers					
Expand local tourism opportunities through the redevelopment of the Hillside Incorporate uses, attractions, physical connections, and views that will expand tourism at the waterfront and draw visitors into the Hillside district and downtown; build on existing businesses (e.g., restaurants), assets (e.g., local artists and architecture), partnerships (e.g., Orange County Tourism) and planned projects (e.g., Newburgh Landing Dock).		OC Arts Council SEDAC Orange County ED, IDA, Partnership, Tourism Realtors, Developers,					
Seek grants from New York State to support redevelopment goals Pursue relevant community development grants from NYS, such as NYS DOS LWRP EPF funding and BOA Implementation grants, and the Smart Growth Program, Empire State Development (ESD) RESTORE New York Initiative and FAST NY program,, connecting private developers to Homes and Community Renewal (HCR) housing tax incentives and grants (e.g., affordable, workforce, middle-income housing), and other grants as they become available such as from the NYS Environmental Bond Act.							

Identify vocational training and workforce development opportunities Work with local educational institutions and non-profit and industry partners on workforce development programs for jobs in the shorter-term (e.g., brownfield clean-up, historic preservation, construction) and longer-term (e.g., healthcare, social assistance, hospitality, and food services, trades, and administrative sectors).	SUNY Orange	NFA trades center - NESD SUNY Orange County Workforce Investment Board, County Employment & training Administration NYS DOL Youth Build, Unions - Labor Local 17 (Vera Best) - Best Resource					
Incorporate business incubator spaces Incorporate business incubator spaces and programs to support local entrepreneurs and small businesses (e.g., commercial kitchen, incubator market, maker space, STEM center, live/work studios, co-working and pop-up spaces) As the Hillside is redeveloped, integrate small-scale retail to support new growth Incorporate spaces for neighborhood retail into new development to support walkable, active districts.	DDA?	OC Chamber of Commerce, Downtown District Alliance (check name),	3				
Consider small-scale specialty manufacturing opportunities True to Newburgh's history, consider opportunities to incorporate spaces, partnerships, and local talent that support specialty "Made in Newburgh" manufacturing businesses (e.g., handbags, textiles, soaps, home goods, bicycles)							

Invest in infrastructure and complete public space improvements to attract new development Continue to invest in infrastructure (i.e., upgrades to sewer, water, stormwater systems), sidewalk improvements, parks and open spaces, and other public spaces to illustrate the City's willingness to preserve and enhance the public space adjacent to private property. This type of investment can bring confidence to the private sector who will, in turn, invest in their own projects.			2				
Partner with the Newburgh IDA for development incentives, where appropriate As private development takes place, the developer may seek tax incentives to help make the project financially viable. For each project, a cost-benefit analysis is typically done to ensure that the financial incentive is viable. This process could be followed for proposed new private development projects in the BOA.							
Parks, Open Space, and Transportation							
Expand and augment a wide variety of parks and open spaces within the Hillside and along the waterfront	**Planning/Engineering (City)**	**Greater Newburgh Parks Conservancy (run EJ Fellows)**	1				
Restore neighborhood parks, courtyards, squares, pocket parks, gardens, and other public spaces into the Hillside Master Plan.		**Our Core, Residents, CWG**					
Improve public access to the waterfront, including by (1) implementing and connecting to the new deepwater Newburgh Landing Dock (2) evaluating Unico Park for enhancements (3) enhancing public boat launch infrastructure, and (4) utilizing rights of way on the waterfront to increase direct public access to the shoreline.		**City, DEC,**					

Continue to work with private developers on the waterfront to integrate publicly accessible greenspace and public access to the water (per zoning)							
Prepare a Hillside BOA Bicycle/Pedestrian Connectivity Master Plan To enhance connections between the waterfront and downtown core	TAC	TAC, Regional Connector, Orange County, NYS DOT, City	2				
Conduct a walk-audit of the Hillside Neighborhood			2				
Re-establish linkages and the old urban form using some of the former streets and existing rights of way			2				
Consider a landmark, centerpiece connection extending down from Broadway to the waterfront (e.g., grand pedestrian bridge or stairway, selected through a design competition)			2				
Improve pedestrian connections to Newburgh Landing Dock and Unico Park (e.g., via Fourth Street and Varrick Homes)			2				
Consider mechanical options to assist people with limited mobility			2				
Improve pedestrian infrastructure (e.g., crossings, sidewalks, lighting) in the BOA study area			2				
Create bicycle infrastructure (i.e., dedicated bike lanes, shared-use lanes, bicycle parking, signage)			2				
Collaborate with NYSDOT to implement more traffic calming on Water Street			2				
Expand indoor and outdoor active recreational facilities in the BOA Support the development of indoor and outdoor recreational facilities for children and adults to provide safe destinations and activities year-round for residents and families.	City Recreation Department	Boys and Girls Club, Newburgh Armory Unity Center, Youth and Adult Leagues, Rowing Club, City Rec Dept.					

Explore opportunities for new trail connections and sidewalk improvements Protect and build on the existing sidewalk and trail network, adding connections to the waterfront, Broadway, and regional bicycle and pedestrian trails, including trail amenities, as part of redevelopment.		River Keepers, Scenic Hudson, Regional Connector, OC Planning (Hudson Highlands Fjord Trail? PPP - NYS, LLC, Scenic Hudson)					
Create a signage and wayfinding program for the Hillside BOA as part of the Master Plan. Provide pedestrian signage and directional wayfinding with unified branding at gateway locations and along key corridors to guide visitors to attractions and destinations. Consider adding distance in walk time and using an inclusive design to serve diverse, multilingual visitors.			2				
Incorporate public art installations and an Art corridor for enjoyment by residents and visitors Partner with local artists, organizations, and developers to incorporate public art installations that create a more beautiful, welcoming, and dynamic environment while celebrating Newburgh's history, culture, and community.	City Recreation Department	Boys and Girls Club, Newburgh Armory Unity Center, Youth and Adult Leagues, Rowing Club, City Rec Dept.					
Prepare parking plan for waterfront lands. Create a plan to consolidate parking and improve multimodal circulation for waterfront visitors and nearby residents.							
Conduct a multimodal corridor study of Broadway Evaluate the opportunity for a multimodal transport hub on Broadway.							

Identify and implement connections to regional systems (i.e., Newburgh-Beacon) Create better transit connections to major employers to increase access to jobs and improve weekend transit services (e.g., Ferry) to support tourism.							
Environment and Infrastructure							
Conduct a geotechnical analysis of Hillside and other sites with demolition fill Complete geotechnical surveys of sites with steep slopes and/or demolition fill, including Urban Renewal land, to evaluate site conditions for bearing loads and to understand potential design needs or constraints for rebuilding on these properties.			1				

Advance cleanup and redevelopment of publicly owned brownfields and strategic sites Research strategies and land ownership models that take advantage of U.S. EPA Brownfield Grants. For Urban Renewal sites, the City of Newburgh is ineligible to receive U.S. EPA funding for brownfield assessment, cleanup, job training, or technical assistance as the party responsible for the contamination. One solution is to transfer ownership of one or more sites to an eligible government entity, redevelopment agency, community development organization (45D(c)(1), nonprofit organization (501(c)3), or a limited liability partnership or corporation whose sole members or managing/general partners are nonprofit organizations. [are examples desired?] During the planning process for the Hillside Master Plan (Recommendation 1), the Community Working Group can consider the best ownership model(s) for city-owned Urban Renewal sites in the future.							

Advance clean up and redevelopment of privately-owned brownfields and strategic sites Research opportunities through the NYSDEC Brownfield Cleanup Program (BCP) or U.S. EPA Revolving Loan Fund (RLF) grant to advance sites in the private sector. The BCP offers tax credits to qualifying for-profit entities for brownfield investigation, cleanup, monitoring, and improvements (e.g., new construction on site). The credit value varies depending on factors such as the site's location, level of cleanup (remediation track), and end-use. Participants may be able to combine BCP and other tax credits. The tax credits are from the state and do not impact the local tax base. RLF grants provide capital to a grant recipient who is not a for-profit agency to establish a revolving loan fund that provides loans and subgrants for brownfield cleanup activities on privately-owned sites.							
Conduct a redevelopment feasibility study for the Consolidated Iron Site	City						
As described in the Site Management Plan (SMP), the site is restricted to residential, commercial, and industrial uses provided the Engineering and Institutional controls and the environmental easement are followed. Considering the restrictions in SMP, identify a preferred master plan through an alternatives exploration, and prepare a Request for Proposals (RFP) for development.							
Ensure the site redevelopment creates park/open space and waterfront access for the public.							

Bury utility lines as sites and corridors are redeveloped. Burying utility lines would improve views of the Hudson and historic streetscapes while freeing up space for streetscape enhancements and reducing accidents, outages, and maintenance needs associated with above-ground lines.							
Create a consolidated stormwater management plan							
Incorporate findings into the zoning code, as needed							
Prepare a Stormwater Pollution Prevention Plan (SWPPP) for the Hillside, which includes the design and construction of stormwater facilities to accommodate the future buildout of the hillside so developers are not burdened with the design and implementation of post-construction stormwater management practices and individual SWPPPs.							
Incorporate green infrastructure and nature-based solutions within stormwater management plans							

Refer to a Green Infrastructure Design Standards Toolkit to promote sustainable development across the BOA. Green Infrastructure (GI) such as tree lawns, street trees, rain gardens, infiltration basins, and living shorelines can often be used in place of conventional "gray infrastructure" (e.g., pipes and concrete drainage basins) for stormwater management. GI can improve resilience to flooding and erosion while providing a range of co-benefits. For example, GI can help to moderate urban temperatures, improve air and water quality, provide habitat, and increase walkability. There are many GI toolkits available from government and non-government sources that provide guidance on how to implement and maintain BGI in different environments. Incorporate a GI toolkit as part of the Hillside Master Plan to provide design standards and guidance on best practices for built areas and public spaces.							
Update the 2007 shoreline condition assessment Review and update the findings of Newburgh's 2007 shoreline condition assessment, as needed, to reflect more recent flood/resilience data and worsening climate change projections. Refer to the latest NYSDEC projections for sea level rise along the Hudson River and related impacts in the coming decades.			1				

Consider resilient infrastructure/design upgrades to marinas and docks Review the NYSDEC climate change projections for Newburgh and consider updating design standards for waterfront structures to increase resilience to flooding, storm surge, higher tides, sea level rise, and more extreme weather. Refer to resilient design and planning resources from sources such as the NYSDOS Office of Planning, Development and Community Infrastructure and the NYSDEC Hudson River Estuary Program. **Assess and remediate invasive species and provide native plants and habitat** Vegetation on some vacant sites includes invasive species. As development progresses, work to remove invasive species and choose native trees and plants for new landscape installations. Consider opportunities to incorporate food plants and habitats for native wildlife, including pollinators, birds, migratory birds, and fish.	City CAC	DEC, Riverfront Marina, City EJ Fellows, CAC, Scenic Hudson, River Keeper	2				
Consider incorporating requirements to minimize light pollution To preserve the natural beauty and resources of the Hudson Valley, consider incorporating standards for types of lighting and lighting color standards for public and private development in order to minimize light pollution.							

RESOLUTION NO.: 102 - 2025

OF

APRIL 28, 2025

A RESOLUTION REQUESTING THE STATE LEGISLATURE TO ENACT SENATE BILL S6927 AND ASSEMBLY BILL A7320 EXTENDING THE AUTHORITY OF THE CITY OF NEWBURGH TO IMPOSE A HOTEL AND MOTEL TAX

BE IT RESOLVED, by the Council of the City of Newburgh, New York that this Council does hereby make a Home Rule Request pursuant to the Municipal Home Rule Law of the State of New York that the Senate and Assembly of New York enact Senate Bill S6927 and Assembly Bill A7320, a copy of which is annexed hereto, to amend the tax law by amending section 1202-hh to extend the authority of the City of Newburgh to impose a hotel and motel tax; the same as being in the best interests of the City of Newburgh.

STATE OF NEW YORK

7320

2025-2026 Regular Sessions

IN ASSEMBLY

March 25, 2025

Introduced by M. of A. JACOBSON -- read once and referred to the Committee on Ways and Means

AN ACT to amend the tax law, in relation to making technical changes; and to amend chapter 418 of the laws of 2022, relating to authorizing the city of Newburgh to impose a hotel and motel tax, in relation to extending the effectiveness thereof

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section 1202-hh of the tax law, as added by chapter 418 of the laws of 2022, is renumbered section 1202-hh-3.

§ 2. Section 2 of chapter 418 of the laws of 2022, relating to authorizing the city of Newburgh to impose a hotel and motel tax, is amended to read as follows:

§ 2. This act shall take effect immediately and shall expire [~~and be~~] **July 21, 2028, when upon such date the provisions of this act shall be** deemed repealed [~~3 years after such date~~].

§ 3. This act shall take effect immediately; provided, however, that the amendments to section 1202-hh of the tax law made by section one of this act shall not affect the repeal of such section and shall be deemed repealed therewith.

EXPLANATION--Matter in *italics* (underscored) is new; matter in brackets [-] is old law to be omitted.

LBD11138-01-5

STATE OF NEW YORK

6927

2025-2026 Regular Sessions

IN SENATE

March 27, 2025

Introduced by Sen. ROLISON -- read twice and ordered printed, and when printed to be committed to the Committee on Investigations and Government Operations

AN ACT to amend the tax law, in relation to making technical changes; and to amend chapter 418 of the laws of 2022, relating to authorizing the city of Newburgh to impose a hotel and motel tax, in relation to extending the effectiveness thereof

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

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§ 3. This act shall take effect immediately; provided, however, that the amendments to section 1202-hh of the tax law made by section one of this act shall not affect the repeal of such section and shall be deemed repealed therewith.

EXPLANATION--Matter in *italics* (underscored) is new; matter in brackets [-] is old law to be omitted.

LBD11138-01-5

RESOLUTION NO.: 103 -2025

OF

APRIL 28, 2025

A RESOLUTION APPROVING THE CONSENT JUDGMENT AND AUTHORIZING THE CITY MANAGER TO SIGN SUCH CONSENT JUDGMENT IN CONNECTION WITH THE TAX CERTIORARI PROCEEDING AGAINST THE CITY OF NEWBURGH IN THE ORANGE COUNTY SUPREME COURT BEARING ORANGE COUNTY INDEX NO. EF006047-2024 INVOLVING SECTION 19, BLOCK 1, LOT 19 (HEADACHE, LLC)

WHEREAS, Headache, LLC has commenced a tax certiorari proceeding against the City of Newburgh in the Supreme Court of the State of New York, County of Orange for the 2024 tax year bearing Orange County Index No. EF006047-2024; and

WHEREAS, it appears from the recommendation of the City Assessor, Joanne Majewski, and Kelly M. Naughton, Esq. of Naughton & Torre, LLP, Special Counsel for the City of Newburgh in the aforesaid proceeding, upon a thorough investigation of the claims that further proceedings and litigation by the City would involve considerable expense with the attendant uncertainty of the outcome, and that settlement of the above matters as more fully set forth below is reasonable and in the best interests of the City; and

WHEREAS, Headache, LLC is willing to settle this proceeding without interest, costs or disbursements in the following manner:

1. That the real property of Petitioner described on the City of Newburgh tax roll for the 2024 tax year as tax map number 19-1-19 be reduced to a market value of $350,000.00.

NOW, THEREFORE BE IT RESOLVED, that the proposed settlement as set forth and described above, and the attached Consent Judgment is hereby accepted pursuant to the provisions of the General City Law and other related laws.

BE IT FURTHER RESOLVED, that Todd Venning, City Manager of the City of Newburgh; Joanne Majewski, Assessor of the City of Newburgh; Kelly M. Naughton, Esq. on behalf of Naughton & Torre, LLP, as Special Counsel, be and they hereby are designated as the persons for the City who shall apply for such approval pursuant to the aforesaid laws.

FILE NO. 22180/pc

At a Special and Tax Certiorari Term of the Supreme Court of the State of New York, held in and for the County of Orange in Goshen, New York, on the _____ day of _____, 2025

P R E S E N T:

HON. E. LOREN WILLIAMS,

Justice.

----------X

In the Matter of

HEADACHE LLC,

Petitioner,

- against -

THE BOARD OF ASSESSORS AND THE BOARD OF ASSESSMENT REVIEW OF THE CITY OF NEWBURGH ,

Respondents.

----------X

CONSENT ORDER AND JUDGMENT

Index No.

EF0060472024

Section: 19
Block: 1
Lot(s): 19

The above Petitioner having heretofore served and filed the Petition and Notice to review the tax assessments fixed by the CITY OF NEWBURGH for the assessment rolls finalized in 2024, and upon certain real property described on the official Land and Tax Map of the CITY OF NEWBURGH as Section 19, Block 1, Lot 19, and

The issues of these proceedings having duly come on for trial at a Special Term of this Court, and the petitioner having appeared by SCHRODER & STROM, LLP (EDWARD C. MOHLENHOFF, ESQ..), and the Respondent City having appeared by NAUGHTON & TORRE LLP. (KELLY NAUGHTON, ESQ.), and the parties having agreed to a settlement of these proceedings, it is

ORDERED, ADJUDGED AND DECREED, that the assessments on the above-referenced property be and the same are hereby reduced, corrected and fixed for the 2024

assessment year as follows:

Assessment Roll	Original Assessed Value	Revised Assessed Value	Assessment Reduction
2024	$395,000	$45,000	$350,000

and it is further

ORDERED, ADJUDGED AND DECREED, that the Assessor of the CITY OF NEWBURGH and/or officer or officers having custody of the assessment rolls upon which the above-mentioned assessments and any taxes levied thereon are entered shall correct the said entries in conformity with this Order and shall note upon the margin of said rolls, opposite of said entries, that the same have been corrected by the authority of this Order, and it is further

ORDERED, ADJUDGED AND DECREED, that there shall be audited, allowed and paid to the Petitioner by the **COUNTY OF ORANGE** and/or the **CITY OF NEWBURGH,** the amount, if any, of all City and Special District taxes, together with the proportionate share of any interest or penalty paid by reason of delinquent payment of any excess taxes, paid by the Petitioner as taxes against the said erroneous assessments in excess of what the taxes would have been if the said assessments made in the aforesaid years had been determined by this Order, together with interest thereon from the date of payment thereof as provided by statute, provided, however, that if said refund is paid within sixty (60) days of service upon the City of a copy of this Consent Order and Judgment with Notice of Entry, said refund shall be paid without interest. If payment is not made within sixty (60) days after the service of a certified copy of this Consent Order and Judgment upon the Receiver of Taxes of the CITY OF NEWBURGH, then statutory interest will be paid on the amount of any refund, from the date of payment of taxes as provided by Section 726 of the Real Property Tax Law, and it is further

ORDERED AND DECREED, that the **COMMISSIONER OF FINANCE OF THE**

COUNTY OF ORANGE, State of New York, be and is hereby directed and authorized to audit, allow and pay to the Petitioner the amount, if any, *ad valorem*, of State, County, Judiciary, Special and Sewer District taxes paid by the Petitioner as taxes against the erroneous assessment in excess of what the taxes would have been if the said assessment had been determined by this Order, together with interest thereon from the date of payment as provided by statute, provided, however, that if said refund is paid within sixty (60) days of service upon the Commissioner of Finance of the County of Orange of a copy of this Consent Order and Judgment with Notice of Entry, said refund shall be paid without interest. If payment is not made within sixty (60) days after the service of a certified copy of this Consent Order and Judgment upon the Commissioner of Finance of the County of Orange, then statutory interest will be paid on the amount of any refund, from the date of payment of taxes as provided by Section 726 of the Real Property Tax Law, and it is further

ORDERED, that the **COUNTY LEGISLATORS OF THE COUNTY OF ORANGE,** State of New York, be and are hereby authorized and directed to audit, allow and to pay to Petitioner the amounts, if any, of *ad valorem* State of New York, County of Orange, Judiciary, Sewer District, and any special County of Orange taxes paid by the Petitioner as taxes against said erroneous assessments in excess of what the taxes should have been if said assessments had been as determined by this judgment, without interest if payment is made within sixty (60) days from service of a copy of this Consent Order with Notice of Entry, together with proof of payment of taxes, and in the event payment is not so made, then payment shall be made with interest in accordance with statute, together with proof of payment of taxes upon the Commissioner of Finance, and it is further

ORDERED AND DIRECTED, that all tax refunds hereinabove directed to be paid shall be paid by check or draft payable to the order of SCHRODER & STROM, LLP, as attorneys for the Petitioner, who are to hold the proceeds as trust funds for appropriate

distribution, and who are to remain subject to the further jurisdiction of this Court in regard to their attorney's lien, pursuant to Judiciary Law Section 475, and it is further

ORDERED ADJUDGED AND DECREED, that the provisions of Real Property Tax Law Section 727 shall be applicable so long as the 2025, 2026, and 2027 assessments do not exceed:

Assessment Roll	**Revised Assessed Value**
2025	$350,000
2026	$350,000
2027	$350,000

subject to the exceptions as set forth in Real Property Tax Law Section 727, and it is further

ORDERED, ADJUDGED AND DECREED, that this Order hereby constitutes and represents full settlement of each of the tax review proceedings herein, and there are no costs or allowances awarded to, by or against any of the parties, and that upon compliance with the terms of this Order, the above-entitled proceedings be and the same are settled and discontinued.

E N T E R

_____

HON. E. LOREN WILLIAMS

SIGNING AND ENTRY OF THE WITHIN ORDER AND JUDGMENT IS HEREBY CONSENTED TO:

NAUGHTON & TORRE LLP.
Attorney for Respondent City

By: _____ Dated_____
KELLY NAUGHTON, ESQ.
40 Matthews Street, Suite 209
Goshen New York 10924
Tel (845) 294-4080 /Fax (845) 294-7673
Knaughton@naughtontorrelaw.com

SCHRODER & STROM, LLP
Attorneys for Petitioner

By: _____ Dated 4/15/25
EDWARD C. MOHLENHOFF, ESQ.
585 Stewart Avenue, Ste 660
Garden City, NY 11530
Tel 516 742-7430/Fax 516-742-7433
Emohlenhoff@nytaxreview.com

RESOLUTION NO.: 104 -2025

OF

APRIL 28, 2025

A RESOLUTION APPROVING THE CONSENT JUDGMENT AND AUTHORIZING THE CITY MANAGER TO SIGN SUCH CONSENT JUDGMENT IN CONNECTION WITH THE TAX CERTIORARI PROCEEDING AGAINST THE CITY OF NEWBURGH IN THE ORANGE COUNTY SUPREME COURT BEARING ORANGE COUNTY INDEX NO. EF006048-2024 INVOLVING SECTION 19, BLOCK 1, LOT 34 (172 GRAND STREET, LLC)

WHEREAS, 172 Grand Street, LLC has commenced a tax certiorari proceeding against the City of Newburgh in the Supreme Court of the State of New York, County of Orange for the 2024 tax year bearing Orange County Index No. EF006048-2024; and

WHEREAS, it appears from the recommendation of the City Assessor, Joanne Majewski, and Kelly M. Naughton, Esq. of Naughton & Torre, LLP, Special Counsel for the City of Newburgh in the aforesaid proceeding, upon a thorough investigation of the claims that further proceedings and litigation by the City would involve considerable expense with the attendant uncertainty of the outcome, and that settlement of the above matters as more fully set forth below is reasonable and in the best interests of the City; and

WHEREAS, 172 Grand Street, LLC is willing to settle this proceeding without interest, costs or disbursements in the following manner:

1. That the real property of Petitioner described on the City of Newburgh tax roll for the 2024 tax year as tax map number 19-1-34 be reduced to a market value of $500,000.00.

NOW, THEREFORE BE IT RESOLVED, that the proposed settlement as set forth and described above, and the attached Consent Judgment is hereby accepted pursuant to the provisions of the General City Law and other related laws.

BE IT FURTHER RESOLVED, that Todd Venning, City Manager of the City of Newburgh; Joanne Majewski, Assessor of the City of Newburgh; Kelly M. Naughton, Esq. on behalf of Naughton & Torre, LLP, as Special Counsel, be and they hereby are designated as the persons for the City who shall apply for such approval pursuant to the aforesaid laws.

FILE NO. 22182/pc

At a Special and Tax Certiorari Term of the Supreme Court of the State of New York, held in and for the County of Orange in Goshen, New York, on the _____ day of _____, 2025

PRESENT:

HON. E. LOREN WILLIAMS,

Justice.

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In the Matter of

172 GRAND STREET LLC,

Petitioner,

- against -

THE BOARD OF ASSESSORS AND THE BOARD OF ASSESSMENT REVIEW OF THE CITY OF NEWBURGH ,

Respondents.

CONSENT ORDER AND JUDGMENT

Index No.

EF006048-2024

Section: 19
Block: 1
Lot(s): 34

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The above Petitioner having heretofore served and filed the Petition and Notice to review the tax assessments fixed by the CITY OF NEWBURGH for the assessment rolls finalized in 2024, and upon certain real property described on the official Land and Tax Map of the CITY OF NEWBURGH as Section 19, Block 1, Lot 34, and

The issues of these proceedings having duly come on for trial at a Special Term of this Court, and the petitioner having appeared by SCHRODER & STROM, LLP (EDWARD C. MOHLENHOFF, ESQ..), and the Respondent City having appeared by NAUGHTON & TORRE LLP. (KELLY NAUGHTON, ESQ.), and the parties having agreed to a settlement of these proceedings, it is

ORDERED, ADJUDGED AND DECREED, that the assessments on the above-referenced property be and the same are hereby reduced, corrected and fixed for the 2024 assessment year as follows:

Assessment Roll	Original Assessed Value	Revised Assessed Value	Assessment Reduction
2024	$550,000	$50,000	$500,000

and it is further

ORDERED, ADJUDGED AND DECREED, that the Assessor of the CITY OF NEWBURGH and/or officer or officers having custody of the assessment rolls upon which the above-mentioned assessments and any taxes levied thereon are entered shall correct the said entries in conformity with this Order and shall note upon the margin of said rolls, opposite of said entries, that the same have been corrected by the authority of this Order, and it is further

ORDERED, ADJUDGED AND DECREED, that there shall be audited, allowed and paid to the Petitioner by the **COUNTY OF ORANGE** and/or the **CITY OF NEWBURGH,** the amount, if any, of all City and Special District taxes, together with the proportionate share of any interest or penalty paid by reason of delinquent payment of any excess taxes, paid by the Petitioner as taxes against the said erroneous assessments in excess of what the taxes would have been if the said assessments made in the aforesaid years had been determined by this Order, together with interest thereon from the date of payment thereof as provided by statute, provided, however, that if said refund is paid within sixty (60) days of service upon the City of a copy of this Consent Order and Judgment with Notice of Entry, said refund shall be paid without interest. If payment is not made within sixty (60) days after the service of a certified copy of this Consent Order and Judgment upon the Receiver of Taxes of the CITY OF NEWBURGH, then statutory interest will be paid on the amount of any refund, from the date of payment of taxes as provided

by Section 726 of the Real Property Tax Law, and it is further

ORDERED AND DECREED, that the **COMMISSIONER OF FINANCE OF THE COUNTY OF ORANGE,** State of New York, be and is hereby directed and authorized to audit, allow and pay to the Petitioner the amount, if any, *ad valorem*, of State, County, Judiciary, Special and Sewer District taxes paid by the Petitioner as taxes against the erroneous assessment in excess of what the taxes would have been if the said assessment had been determined by this Order, together with interest thereon from the date of payment as provided by statute, provided, however, that if said refund is paid within sixty (60) days of service upon the Commissioner of Finance of the County of Orange of a copy of this Consent Order and Judgment with Notice of Entry, said refund shall be paid without interest. If payment is not made within sixty (60) days after the service of a certified copy of this Consent Order and Judgment upon the Commissioner of Finance of the County of Orange, then statutory interest will be paid on the amount of any refund, from the date of payment of taxes as provided by Section 726 of the Real Property Tax Law, and it is further

ORDERED, that the **COUNTY LEGISLATORS OF THE COUNTY OF ORANGE,** State of New York, be and are hereby authorized and directed to audit, allow and to pay to Petitioner the amounts, if any, of *ad valorem* State of New York, County of Orange, Judiciary, Sewer District, and any special County of Orange taxes paid by the Petitioner as taxes against said erroneous assessments in excess of what the taxes should have been if said assessments had been as determined by this judgment, without interest if payment is made within sixty (60) days from service of a copy of this Consent Order with Notice of Entry, together with proof of payment of taxes, and in the event payment is not so made, then payment shall be made with interest in accordance with statute, together with proof of payment of taxes upon the Commissioner of Finance, and it is further

ORDERED AND DIRECTED, that **all tax refunds** hereinabove directed to be paid shall be paid by check or draft payable to the order of SCHRODER & STROM, LLP, as attorneys for the Petitioner, who are to hold the proceeds as trust funds for appropriate distribution, and who are to remain subject to the further jurisdiction of this Court in regard to their attorney's lien, pursuant to Judiciary Law Section 475, and it is further

ORDERED ADJUDGED AND DECREED, that the provisions of Real Property Tax Law Section 727 shall be applicable so long as the 2025, 2026, and 2027 assessments do not exceed:

Assessment Roll	**Revised Assessed Value**
2025	$500,000
2026	$500,000
2027	$500,000

subject to the exceptions as set forth in Real Property Tax Law Section 727, and it is further

ORDERED, ADJUDGED AND DECREED, that this Order hereby constitutes and represents full settlement of each of the tax review proceedings herein, and there are no costs or allowances awarded to, by or against any of the parties, and that upon compliance with the terms of this Order, the above-entitled proceedings be and the same are settled and discontinued.

E N T E R

_____

HON. E. LOREN WILLIAMS

SIGNING AND ENTRY OF THE WITHIN ORDER AND JUDGMENT IS HEREBY CONSENTED TO:

NAUGHTON & TORRE LLP.
Attorney for Respondent City

By: _____ Dated_____
KELLY NAUGHTON, ESQ.
40 Matthews Street, Suite 209
Goshen New York 10924
Tel (845) 294-4080 /Fax (845) 294-7673
Knaughton@naughtontorrelaw.com

SCHRODER & STROM, LLP
Attorneys for Petitioner

By: _____ Dated 4/15/25
EDWARD C. MOHLENHOFF, ESQ.
585 Stewart Avenue, Ste 660
Garden City, NY 11530
Tel 516 742-7430/Fax 516-742-7433
Emohlenhoff@nytaxreview.com

RESOLUTION NO.: 105 – 2025

OF

APRIL 28, 2025

A RESOLUTION AUTHORIZING THE SETTLEMENT OF LITIGATION REGARDING THE FORECLOSURE OF TAX LIENS IN REM FOR THE YEAR 2019 RELATED TO PROPERTY KNOWN AS 24 SOUTH JOHNSTON STREET (SECTION 36, BLOCK 4, LOT 26)

WHEREAS, The City of Newburgh commenced a proceeding for the foreclosure of certain tax liens, such action being designated as Orange County Index Number EF009722-2019; and

WHEREAS, Princess Blanding is the record owner of property known as 24 South Johnston Street (Section 36, Block 4, Lot 26); and

WHEREAS, Ms. Blanding indicated that she is prepared to settle the tax foreclosure action as it applies to the subject property; and

WHEREAS, this Council has determined that it would be in the best interests of the City of Newburgh to settle this matter without the need for further litigation;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York, that the Director of Finance and Enforcing Officer is hereby authorized to withdraw the liens on the above-referenced property from the List of Delinquent Taxes and remove said properties from the 2019 In Rem tax foreclosure action (Index Number EF009722-2019), as the amounts set forth below, representing all past due tax liens, together with all interest and penalties accruing thereon, together with all currently due water charges, sewer charges, and sanitation charges, have been tendered to the City of Newburgh in full by certified check and is ready for acceptance.

Address	Redemption Amount
24 South Johnston Street (Section 36, Block 4, Lot 26)	$28,357.85

RESOLUTION NO.: 106 – 2025

OF

APRIL 28, 2025

A RESOLUTION AUTHORIZING THE SETTLEMENT OF LITIGATION REGARDING THE FORECLOSURE OF TAX LIENS IN REM FOR THE YEAR 2014 RELATED TO PROPERTY KNOWN AS 257 THIRD STREET (SECTION 22, BLOCK 1, LOT 14)

WHEREAS, The City of Newburgh commenced a proceeding for the foreclosure of certain tax liens, such action being designated as Orange County Index Number 2014-8858; and

WHEREAS, Rosa Cabrera, the record owner of the filed two (2) separate bankruptcy proceedings subsequent to the City's tax foreclosure action with respect to property known as 257 Third Street (Section 22, Block 1, Lot 14); and

WHEREAS, Ms. Cabrera indicated that she is prepared to settle the tax foreclosure action as it applies to the subject property; and

WHEREAS, this Council has determined that it would be in the best interests of the City of Newburgh to settle this matter without the need for further litigation;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York, that the Director of Finance and Enforcing Officer is hereby authorized to withdraw the liens on the above-referenced property from the List of Delinquent Taxes and remove said properties from the 2014 In Rem tax foreclosure action (Index Number 2014-8858), as the amounts set forth below, representing all past due tax liens, together with all interest and penalties accruing thereon, together with all currently due water charges, sewer charges, and sanitation charges, have been tendered to the City of Newburgh in full by certified check and is ready for acceptance.

Address	Redemption Amount
257 Third Street (Section 22, Block 1, Lot 14)	$745.64

RESOLUTION NO.: 107 - 2025

OF

APRIL 28, 2025

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PAYMENT OF CLAIM WITH HERBERT RAWLISON IN THE AMOUNT OF $5,000.00

WHEREAS, Herbert Rawlison brought a claim against the City of Newburgh; and

WHEREAS, the parties have reached an agreement for the payment of the claim in the amount of Five Thousand and 00/100 Dollars ($5,000.00) in exchange for a release to resolve all claims among them; and

WHEREAS, this Council has determined it to be in the best interests of the City of Newburgh to settle the matter for the amount agreed to by the parties;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York, that the City Manager is hereby authorized to settle the claim of Herbert Rawlison in the total amount of Five Thousand and 00/100 Dollars ($5,000.00) and that the City Manager or the Corporation Counsel or its retained outside counsel is hereby authorized to execute documents to effectuate the settlement.

RESOLUTION NO.: 108 - 2025

OF

APRIL 28, 2025

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PAYMENT OF CLAIM WITH SHERROD JACKSON AND PRECIOUS JACKSON IN THE AMOUNT OF $5,000.00

WHEREAS, Sherrod Jackson and Precious Jackson brought a claim against the City of Newburgh; and

WHEREAS, the parties have reached an agreement for the payment of the claim in the amount of Five Thousand and 00/100 Dollars ($5,000.00) in exchange for a release to resolve all claims among them; and

WHEREAS, this Council has determined it to be in the best interests of the City of Newburgh to settle the matter for the amount agreed to by the parties;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Newburgh, New York, that the City Manager is hereby authorized to settle the claim of Sherrod Jackson and Precious Jackson in the total amount of Five Thousand and 00/100 Dollars ($5,000.00) and that the City Manager or the Corporation Counsel or its retained outside counsel is hereby authorized to execute documents to effectuate the settlement.