

CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION
123 Grand Street, Newburgh, N.Y. 12550

Michele Basch, Chairperson
J.K. Gentile, Secretary
Phone: (845) 569 -7383

AGENDA
ARCHITECTURAL REVIEW COMMISSION
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
JULY 9, 2024
6:30 P.M.

PRESENTATION

Adoption of the Programmatic Agreement Regarding Section 106 Review of HUD-assisted Projects in New York

APPROVAL OF MINUTES

OLD BUSINESS

- AR 2024-037** **50 Benkard Avenue**
Returning for determination to install new windows and repair front stairway.
Applicant: **Alvin Moonesar/Newburgh on the Hudson LLC**
Owner: **Kalmen Ekstein**
- AR 2024-038** **86 Henry Avenue**
Returning for determination to install new windows.
Applicant: **Alvin Moonesar /Newburgh on the Hudson LLC**
Owner: **Abraham Smilowitz**
- AR 2024-047** **269 Grand Street**
Returning for determination to restore rear porch.
Applicant: **Michelle Lane**
Owner: **Michelle H. Lane and Sebastien Aubert**
- AR 2024-022** **137 Smith Street, 140 & 146 Montgomery Street**
Returning for determination to construct two new, mixed-use buildings.
Applicant: **Sean Kearney/Kearney Realty & Development Group**
Owner: **City of Newburgh**
- AR 2024-004** **69 William Street**
Returning for determination to construct a new, mixed-use building.
Applicant: **Lisa Silverstone/Safe Harbors of the Hudson, Inc.**
Owner: **Safe William Street Partners LLC**
- AR 2023-122** **50, 50 1/2, 52, & 54 Liberty Street**
Returning for determination to construct a new mixed-use building.
Applicant: **Chris Berg/Berg + Moss Architects, PC**
Owner: **Mid Hudson Film LLC**

- AR 2024-023** **24-42 Johnes Street / 23-33 Edward Street**
Returning for determination to construct a new apartment building and renovation of an existing 2-story building.
Applicant: **Chris Berg/Berg + Moss Architects, PC**
Owner: **Shaw Building L.P.**
- AR 2023-097** **282 Liberty Street**
Amendment to January 9, 2024 approved application.
Substituting EcoStar roof tile in “Saranac Smoke” to Cupa Pizarra ReadySlate in gray color.
Applicant: **Chris Berg/Berg + Moss Architects, PC**
Owner: **Barbara Verrochi and Kristin Schaumleffel**

PUBLIC HEARINGS

- AR 2024-050** **153 Grand Street**
Application to install a new fence.
Applicant: **Thomas Wright**
Owner: **NBNY 227 LLC**
- AR 2024-051** **102 S. William Street**
Application to install new doors.
Applicant: **Thomas Wright**
Owner: **Consolidated Spring LLC**
- AR 2024-054** **158 Grand Street**
Application to install new windows, repair/replace cornice, roof flashing and fascia, second floor porch handrail, repair trim and existing detail, roof, stained glass and trim and dormers, restore front entry door, stoop, chimney and brick masonry and paint using colors from the Benjamin Moore Historic Color palette.
Applicant: **Chris Berg/Berg + Moss Architects, PC**
Owner: **NB 158 Grand LLC**
- AR 2024-055** **204 Grand Street**
Application to install windows, roof shingles, front stair railing, dormer, first floor rear deck railings, frame and posts on rear deck, siding, repair brick masonry, gutter and cornice, rear deck roof, repair/restore chimney, transom, restore front entry door, front steps and landing and paint using colors from the Colonial Williamsburg Historic Color palette.
Applicant: **Chris Berg/Berg + Moss Architects, PC**
Owner: **Michele Nievaard**

AR 2024-056

1 Leroy Place

Application to install new two-story rear porch and railings, new lighting, and gutter and leader system, install new kickspace blocks and repair front porch

Applicant: Chris Berg/Berg + Moss Architects, PC

Owner: Denise Marie Plowman

AR 2024-057

81 Beacon Street

Application to restore the front porch and paint using colors from the Benjamin Moore Historic Color palette.

Applicant: Christopher Manzione

Owner: Legacy Renewal LLC

AR 2024-058

28 Liberty Street WH

Application to restore/repair the front porch and paint using colors from the Benjamin Moore Historic Color palette.

Applicant: Rafael Vaquero

Owner: Rafael Vaquero

AR 2024-059

48 Carson Avenue

Application to install new windows.

Applicant: Jon Beer

Owner: Ilana Garcia