

**MINUTES**  
**ARCHITECTURAL REVIEW COMMISSION**  
Meeting of August 13, 2024

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, August 13, 2024, at 6:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, New York 12550.

Members Present: Chris Hanson, Acting Chairperson  
Carson Carter  
Kate Flanagan  
James Kelly  
Gregory Nato

Absent: Michele Basch, Chairperson  
Michael Buonanno  
Schnekwa McNeil

Also Present: Jeremy Kaufman, Assistant Corporation Counsel  
J.K. Gentile, Secretary to the Land Use Boards

Meeting called to order at 6:37 p.m.

**Minutes of the June 11, 2024 ARC meeting**

Carson Carter moved to approve the minutes from the June 2024 ARC meeting.  
James Kelly seconded the motion.  
The motion passed unanimously via roll-call vote.

**Minutes of the July 9, 2024 ARC meeting**

Carson Carter moved to approve the minutes from the July 2024 ARC meeting.  
James Kelly seconded the motion.  
The motion passed unanimously via roll-call vote.

**CONSENT AGENDA**

**AR 2024-070**

**Applicant:** Christopher Li  
**Owner:** Newburgh Sailfish LLC  
**Location:** 48 Liberty Street

Paint using colors from the Benjamin Moore Historic Color palette.

James Kelly moved to approve the Consent Agenda application as submitted.  
The Acting Chairperson seconded the motion.  
The motion passed unanimously via roll-call vote.

## OLD BUSINESS

### AR 2023-077

**Applicant:** Rochel Ellis-Smith  
**Owner:** Amelia Realty LLC  
**Location:** 8 Bay View Terrace

Amendment to 6/11/24 approved application.  
Returning for determination on roof shingles and a front door.

Rochel Ellis-Smith appeared before the Board and gave an overview of her proposal to substitute the June 27, 2024 approved Eco Star synthetic slate material roof shingles with GAF Slateline Asphalt Shingles.

Ms. Flangan asked about the proposal for the front door.

Ms. Ellis-Smith said she is withdrawing her proposed substitution for the front door and staying with the approved door.

Mr. Carter asked about the window specification on the current amendment application that was submitted with the meeting materials.

Ms. Ellis-Smith said the window specification was included to clarify the correct window type before ordering the windows.

Ms. Flanagan asked the applicant to refer to the window type approved at the June 27, 2024 meeting.

The Acting Chairperson moved to approve the application regarding the roof only as submitted, leaving out any references to the front door or windows.

Kate Flanagan seconded the motion.  
The motion was denied 0-5 via roll-call vote.

### AR 2024-018

**Applicant:** Floyd Johnson  
**Owner:** Maria Rios  
**Location:** 196 Broadway

Returning for determination to restore/renovate the storefront and 2<sup>nd</sup> floor residential façade.

Floyd Johnson and Maria Rios appeared before the Board.

Mr. Johnson gave an overview of requested details per the Board's request at the June 11, 2024,

meeting.

Mr. Kelly requested a photo of the front façade with the rolling gates up to review the existing storefront details.

Mr. Carter said the panels above the flanking windows are not historically accurate and that the plate glass would have extended higher up. He said there should be molding around the windows and a windowsill to carry water over the storefront paneling below.

Mr. Kelly requested submission of a profile drawing.

Mr. Nato requested submission of a floor plan for the first-floor storefront.

Mr. Carter asked about the status of a transom for the residential door.

Mr. Johnson said there are no plans to install a transom for the residential door.

Mr. Kelly asked about the plans for the existing faux stone masonry.

Mr. Johnson said the faux stone masonry will remain.

Mr. Kelly asked if there are plans to replace the soffits and cornice.

Mr. Johnson said the existing soffits and cornice will remain.

The applicant requested a table of the application.

### **AR 2024-022**

**Applicant:** Sean Kearney/Kearney Realty & Development Group  
**Owner:** City of Newburgh  
**Location:** 137 Smith Street, 140 and 146 Montgomery Street

Returning for determination to construct two, new, mixed-use buildings.

A.J. Coppola appeared before the Board and gave an overview of the updates made to the design per the Board's request at the July meeting.

Mr. Carter said the renderings reflect a 6/6 window style. He asked to confirm the windows shall be 1/1 window style.

Mr. Coppola confirmed the windows shall be 1/1 window style.

Mr. Kelly said he would prefer a simpler design for the Montgomery Street townhouses.

Mr. Coppola said he simplified the Montgomery Street design as per the Board's request.

The Acting Chairperson asked for clarification of the window material.

Mr. Coppola said the same window material used from the 15 South Colden Street project, Anderson, vinyl clad window.

The Acting Chairperson said the 15 South Colden Street was its own application and that this application is being reviewed on its own design and location merits.

The Assistant Corporation Counsel referred to the East End Historic District guidelines regarding infill construction.

The Acting Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson moved to close the public hearing.

Kate Flanagan seconded the motion.

The motion passed 4-1 via roll-call vote.

The Acting Chairperson moved to approve the application as submitted, subject to the following condition:

- The window substitution shall be Pella, aluminum-clad wood windows in the color black.

Gregory Nato seconded the motion.

The motion passed 4-1 via roll-call vote.

### **AR 2023-052**

**Applicant:** Jon Moss/Berg + Moss Architects, PC

**Owner:** Daniel Merino

**Location:** 162 Dubois Street

Amendment to 6/13/23 approved application.

Ratification of work performed: a front porch extension and installation of a guard rail.

Jon Moss and Daniel Merino appeared before the Board.

Mr. Moss said the porch that was constructed wider than the approved plan and that it had been revised back to the June 2023 approved design. He said the submission included the required safety railing for the window wells.

Mr. Kelly said the bottom rail of the porch meets the floorboards and that detail is not historically accurate. He requested an elevated bottom rail.

The Acting Chairperson recommended a black wrought iron safety railing to separate the front porch design from the window well area.

Mr. Nato agreed and said the same design takes away from the house.

Mr. Carter asked if the columns had been replaced.

Mr. Merino said the columns were refurbished.

Mr. Merino reiterated for confirmation that cutting the porch back, the safety railing shall be black wrought iron, installing larger porch spindles, installing a thicker top railing and an elevated bottom rail are the recommended design details to bring the building into historic appropriateness.

The Board agreed.

The applicant requested a table of the application.

**AR 2023-123**

**Applicant:** Chris Berg/Berg + Moss Architects, PC  
**Owner:** The Foundry at Washington Park Condominium Association  
**Location:** 70 Johnes Street

Returning for determination on window replacement.

Chris Berg, Damaris Mercado and Olivia Lapaz appeared before the Board.

Ms. Lapaz gave an overview of the proposal to bring Phase I and Phase II of the Foundry into conformity with Phase III.

Mr. Berg said Phase III has the new Marvin windows in “Hartford Green”. He said some windows in Phase I & II are in “Hartford Green”.

Mr. Kelly asked to confirm that the intention was a Marvin window with true divided light and the proposal is to change to a Weathershield product with inset grills to match what is currently existing in Phase I & II.

Mr. Berg confirmed.

Mr. Carter said all the new windows for Phase III were in a brown color.

Ms. Mercado said the intention is to replace the windows that are currently existing in kind and give a fresh look to the building.

Mr. Kelly said true divided light is in keeping with the historic accuracy of the building.

Ms. Flanagan said the proposed windows are not in keeping with the East End Historic District guidelines.

The Board agreed.

The Acting Chairperson asked to clarify that the current window proposal consists of a color change and inset grills.

Mr. Berg confirmed.

The applicant requested a table of the application.

**AR 2023-132**

**Applicant:** Chris Berg/Berg + Moss Architects, PC  
**Owner:** Muhammad M R Chowdhury and Halima Chowdhury  
**Location:** 44 Farrington Street

Returning for determination to repair/replace the front stairway, install new front door and new windows.

Chris Berg, Olivia Lapaz, and Floyd Johnson appeared before the Board.

Ms. Lapaz gave an overview of the updates made to the design since the April 9, 2024, meeting.

Mr. Carter said the mansard roof was a significant historic feature and one that should be restored, and the basement door has been changed.

Mr. Kelly said a double front door with a single transom would be historically accurate.

The Acting Chairperson said this is a second empire building and the mansard roof was an identifying feature. He said bringing the building back to its original architectural style would be the appropriate action.

The applicant requested a table of the application.

**AR 2022-102**

**Applicant:** Chris Berg/Berg + Moss Architects, PC  
**Owner:** Nutopia 31 Dubois LLC  
**Location:** 31 Dubois Street

Returning for determination to install a new door.

Chris Berg and Olivia La Paz appeared before the Board.

Mr. Berg gave an overview of proposed door.

Kate Flanagan moved to approve the application as submitted.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

**NEW BUSINESS**

**AR 2024-057**

**Applicant:** Christopher Manzione  
**Owner:** Legacy Renewal LLC  
**Location:** 81 Beacon Street

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

The Applicant contacted staff prior to the meeting to request a table of its application to the September meeting.

**AR 2024-060**

**Applicant:** Gregory Sgromo/Dunn & Sgromo Engineers, PLLC  
**Owner:** Mid Hudson Film LLC  
**Location:** 21 Liberty Street

Application to retain recently installed sidewalks.

The City Engineer comment letter was made a matter of record.

Greg Sgromo appeared before the Board and gave an overview of the proposed amendment to the May 11, 2021, approved application. He said the approved plans were executed incorrectly and he is requesting an approval of the materials as currently exists.

Mr. Carter asked the Assistant Corporation Counsel for clarification of the City Engineer comment letter.

The Assistant Corporation Counsel said the City Engineer's letter references sections of the existing sidewalk as constructed that do not comply with ADA requirements, and that reconstruction of the sidewalks should be performed according to both ADA and City Sidewalk Standards.

The Acting Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

Carson Carter moved to approve the application as submitted, subject to the following condition:

- Any potential brushed material replacement shall match the existing material without dye.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

**AR 2024-061**

**Applicant:** Lori A Grinker  
**Owner:** Lori A Grinker  
**Location:** 163 Grand Street

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

The Acting Chairperson recused himself from participation on the application.

Lori Grinker appeared before the Board and gave an overview of the proposed project.

Mr. Carter asked if the replacement spindles will match the square spindles currently on the stair run.

Ms. Grinker confirmed.

Mr. Carter asked if the square newel posts will remain.

Mr. Grinker said they will change from 4" x 4" to 6" x 6".

Mr. Carter asked if the newel post height will remain.

Mr. Grinker confirmed.

Mr. Nato said the railing will require compliance with the Building Code. He said that will affect how the rail meets the newel post at the top and bottom of the stairway.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

The applicant requested a table of the application.

### **AR 2024-062**

**Applicant:** Gildo M. DeOliveira  
**Owner:** Newburgh 1 River View Place LLC  
**Location:** 1 Riverview Place

Application to install new windows, repoint brick and remove non-original chimney.

Gildo DeOliveira appeared before the Board and gave an overview of the proposed project.

Mr. Carter asked if the window arch will be maintained.

Mr. DeOliveira said the windows will be custom built, the frame will remain, and the windows will fit into the existing shape.

Mr. Carter said the original window shape had an arch and referred to the applicants submitted interior window photos.

Mr. Kelly requested the submission of a window specification sheet with the true arch.

Mr. Carter asked if the windows could be restored.

Mr. DeOliveira said the windows could not be restored.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

Carson Carter moved to approve a portion of the application as submitted, subject to the following conditions:

- Removal of the non-original, cinderblock chimney
- Re-pointing of all masonry, using soft lime mortar and Classic Newburgh red (color).
- Application regarding the windows shall be tabled.

The Acting Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

### **AR 2024-063**

**Applicant:**                **Floyd Johnson**  
**Owner:**                 **Theab Alshaikh**  
**Location:**              **124 Renwick Street**

Application to install new storefront door, install new storefront windows, and paint using colors from the Sherwin Williams Historic Color palette.

Floyd Johnson and Theab Alshaikh appeared before the Board.

Mr. Johnson gave an overview of the proposed project.

Mr. Kelly asked if the cast iron columns will remain.

Mr. Johnson confirmed.

The Acting Chairperson requested the submission of interior photos.

Mr. Nato asked if the original plate glass windows is present behind the plywood exterior.

Mr. Johnson said no.

Mr. Kelly requested the submission of drawings to include a windowsill and spandrel header

Mr. Carter recommended the installation of a corner cap detail that wraps around the building.

The Chairperson opened the public hearing.

J. Michael Henderson spoke in favor of the application.

The Acting Chairperson closed the public hearing.

The applicant requested a table of the application.

**AR 2024-064**

**Applicant:** Floyd Johnson  
**Owner:** 134 South Street LLC  
**Location:** 134 South Street

Application to install new storefront door, install new storefront windows, and paint using colors from the Sherwin Williams Historic Color palette.

Floyd Johnston and Kamil Falkowski appeared before the Board.

Mr. Johnson gave an overview of the proposed project.

Mr. Kelly said the storefront entry would need to recess in for historic accuracy. He said the proposed panels above the windows are not historically accurate. He requested the installation of windowsills.

Mr. Carter said the proposed storefront door is not historically accurate.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

The applicant requested a table of the application.

**AR 2024-065**

**Applicant:** Jeff Wilkinson, R.A.  
**Owner:** Keven Pujols and Jasmin Guerrero  
**Location:** 39 Edward Street

Application to install a new door, restore front entryway, restore windows, restore cornices, rakes and soffits, rebuild rear masonry stoop, repair and repoint masonry, and paint using colors from the Benjamin Moore Historic Color palette.

Jeff Wilkinson appeared before the Board and gave an overview of the proposed project.

Mr. Carter asked if there are plans for the adjoining brick wall.

Mr. Wilkinson said there are no proposed plans for the brick veneer retaining wall.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

The Acting Chairperson moved to approve the application as submitted.  
Gregory Nato seconded the motion.  
The motion passed unanimously via roll-call vote.

**AR 2024-066**

**Applicant:** Chris Berg, R.A./Berg + Moss Architects, PC  
**Owner:** Barbara Verrochi and Kristen Schaumleffel  
**Location:** 129 Chambers Street

Application to install a new front door, install new windows, install new siding, repair cornices and moldings, replace front stoop, reuse existing metal railings, and paint using colors from the Benjamin Moore Historic Color palette and the Sherwin Williams Color palette.

Chris Berg and Olivia Lapaz appeared before the Board.

Ms. Lapaz gave an overview of the proposed project.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

Gregory Nato moved to approve the application as submitted.  
The Acting Chairperson seconded the motion.  
The motion passed unanimously via roll-call vote.

**AR 2024-067**

**Applicant:** Chris Berg, R.A./Berg + Moss Architects, PC  
**Owner:** Chaim Gluck  
**Location:** 134 Lander Street

Application to replace front stairway, and repair in kind the front door and light fixture.

Chris Berg and Olivia Lapaz appeared before the Board.

Olivia Lapaz gave an overview of the proposed project.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

The Acting Chairperson moved to approve the application as submitted.  
James Kelly seconded the motion.  
The motion passed unanimously via roll-call vote.

## **AR 2024-068**

**Applicant:** Cesare Vacca  
**Owner:** Cesares Corner LLC  
**Location:** 132 William Street

Application to install a security roll gate

Cesare Vacca and Elena Vacca appeared before the Board.

Ms. Vacca gave an overview of the proposed project.

Mr. Kelly asked how the gate will affix to the building.

Mr. Vacca said the accordion gate shall be installed from top to bottom.

Mr. Nato recommended building a wooden frame within the opening and affixing the accordion gate to the frame.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

Chris Hanson moved to approve the application as submitted, subject to the following condition:

- The accordion gate shall be installed left to right and will attach to a fabricated wood frame.  
The gate shall not be attached to the cast iron columns.

Carson Carter seconded the motion.

The motion passed unanimously via roll-call vote.

## **AR 2024-069**

**Applicant:** Yisroel Ostreicher  
**Owner:** Yisroel Ostreicher  
**Location:** 55 Lander Street

Application to install a new front door, install new windows, install new siding, repair cornices and moldings, replace front stoop, reuse existing metal railings, and paint using colors from the Benjamin Moore Historic Color palette and the Sherwin Williams Color palette.

Yisroel Ostreicher appeared before the Board and gave an overview of the proposed project.

Mr. Carter asked if a stamped plan was submitted for review.

Mr. Ostreicher said he copied the style from the neighboring properties using design plan sets he received via FOIL request.

Mr. Nato asked if the railing will be metal between the newel posts and the top.

Mr. Ostreicher could not confirm but said it would be placed in the front.

Mr. Kelly asked how tall the fence is.

Mr. Ostreicher said 40 inches.

Mr. Carter said the design is lacking rail, decking and footing detail and that there is no concrete masonry unit (CMU) to attach the fence.

The Acting Chairperson asked if the fence would attach to the existing stone border.

Mr. Ostreicher said he will place the fence on top of the stone border.

Mr. Carter asked to describe how one would access the basement apartment.

Mr. Ostreicher said the staircase located to the right of the proposed fence.

Mr. Carter said that detail would need to be reflected on the design drawing.

The Board requested submission of an elevation drawing with lengths, widths and any design elements being proposed that are unique to the property.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

The applicant requested a table of the application.

### **AR 2024-071**

**Applicant:** Percy Oblitas  
**Owner:** Percy Oblitas  
**Location:** 85 South Street

Application to install a new front door.

Percy Oblitas appeared before the Board and gave an overview of the project. He said the door had already been installed.

Mr. Kelly said the property originally had a double door.

Ms. Flanagan said the existing door does not meet the requirements of the East End Historic District guidelines.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

The applicant requested a table of the application.

With no further business to discuss, the meeting adjourned at 11:05 p.m.

Respectfully Submitted:

J.K. Gentile, Secretary