

**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**  
**SEPTEMBER 10, 2024**  
**6:30 P.M.**

**APPROVAL OF MINUTES**

**CONSENT AGENDA**

**AR 2024-076**      **162 Dubois Street**  
Installation of a fence and paint using a color from the Benjamin Moore  
Historic Color palette.  
**Applicant: Daniel Merino**  
**Owner: Daniel Merino**

**AR 2024-077**      **27 City Terrace Street**  
Installation of a fence and paint using a color from the Benjamin Moore  
Historic Color palette.  
**Applicant: Daniel Merino**  
**Owner: Daniel Merino**

**OLD BUSINESS**

**AR 2023-109**      **90 Washington Street**  
Amendment to 10/10/23 approved application.  
Substituting approved paint colors.  
**Applicant: Diana Mangaser**  
**Owner: Diana Mangaser and Yoshihiro Sergel**

**AR 2023-052**      **162 Dubois Street**  
Amendment to 6/13/23 approved application.  
Ratification of work performed: a front porch extension and installation of  
a guard rail.  
**Applicant: Jon Moss/Berg + Moss Architects, PC**  
**Owner: Daniel Merino**

**AR 2023-088**      **99 Montgomery Street**  
Returning for determination to modify the portico.  
**Applicant: Philip Toscano, Architect**  
**Owner: Headache LLC**

- AR 2024-018**                    **196 Broadway**  
Returning for determination to restore/renovate the storefront and 2<sup>nd</sup> floor residential façade.  
**Applicant:**    **Floyd Johnson**  
**Owner:**        **Maria Rios**
- AR 2024-063**                    **124 Renwick Street**  
Returning for determination to install new storefront door, install new storefront windows, and paint using colors from the Sherwin Williams Historic Color palette.  
**Applicant:**    **Floyd Johnson**  
**Owner:**        **Theab Alshaikh**
- AR 2024-064**                    **134 South Street**  
Returning for determination to install new storefront door, install new storefront windows, and paint using colors from the Sherwin Williams Historic Color palette.  
**Applicant:**    **Floyd Johnson**  
**Owner:**        **134 South Street LLC**
- AR 2024-054**                    **158 Grand Street**  
Returning for determination 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 2024-023**                    **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 2024-061**                    **163 Grand Street**  
Returning for determination to repair/restore front porch and paint using colors from the Benjamin Moore Historic Color palette.  
**Applicant:**    **Lori A Grinker**  
**Owner:**        **Lori A Grinker**
- AR 2024-062**                    **1 Riverview Place**  
Returning for determination to install new windows.  
**Applicant:**    **Gildo M. Deoliveira**  
**Owner:**        **Newburgh 1 River View Place LLC**

**PUBLIC HEARINGS**

**AR 2024-072**

**27 Johnes Street**

Application to install a window.

**Applicant: Jesse Farrenkopf**

**Owner: Konstantin 27 LLC**

**AR 2024-073**

**97 Liberty Street**

Application to install signs.

**Applicant: Doria Paci**

**Owner: TimKear Realty LLC**

**AR 2024-074**

**104 Washington Street**

Application to construct a new, mixed-use building.

**Applicant: Philippe Pierre**

**Owner: 104 Washington St LLC**

**AR 2024-075**

**285 Liberty Street**

Application to replace the roof.

**Applicant: Alexis Carrington**

**Owner: Boys & Girls Club of Newburgh, Inc.**