

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

**APPROVAL OF MINUTES**

**OLD BUSINESS**

- AR 2024-074**            **104 Washington Street**  
Returning for determination to construct a new, mixed-use building.  
**Applicant:**    **Philippe Pierre**  
**Owner:**        **104 Washington St LLC**
- AR 2023-089**            **125 Washington Street**  
Returning for determination on the western door.  
**Applicant:**    **Stephen DeGroat**  
**Owner:**        **Habitat for Humanity of Greater Newburgh**
- AR 2024-088**            **225 Third Street**  
Returning for determination to install a new front door.  
**Applicant:**    **Nils Fredrikson/Crozier Gedney Architects PC**  
**Owners:**       **Habitat for Humanity of Greater Newburgh Inc.**
- AR 2024-083**            **90 Grand Street**  
Returning for determination to collocate a wireless telecommunications facility on an existing support structure.  
**Applicant:**    **Alec R. Gladd/Cuddy + Feder LLP**  
**Owner:**        **Hudson Pointe Apartments Owner LLC**
- AR 2023-132**            **44 Farrington Street**  
Returning for determination to remove the new construction portion of the third floor, rebuild the mansard roof, restore the dormers and cornice, install new roof shingles, repair/replace the front stairway, install new front door and install new windows.  
**Applicant:**    **Chris Berg / Berg + Moss Architects**  
**Owners:**       **Muhammad M R Chowdhury and Halima Chowdhury**
- AR 2023-123**            **70 Johnes Street**  
Returning for determination on window replacement.  
**Applicant:**    **Chris Berg/Berg + Moss Architects, PC**  
**Owner:**        **The Foundry at Washington Park Condominium Association**

- 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 2024-080**                    **190 Dubois Street**  
Returning for determination to construct a new 3-story, residential building.  
**Applicant:**     **Chris Berg/Berg + Moss Architects, PC**  
**Owner:**         **75 Grove LLC**
- AR 2024-081**                    **133-141 N. Miller Street**  
Returning for determination to construct a new multi family dwelling on an existing vacant lot.  
**Applicant:**     **John Rich**  
**Owner:**         **133 North Realty Partners, LLC**
- AR 2024-089**                    **10-12 Overlook Place**  
Returning for determination to construct a new, three-story building on a vacant lot.  
**Applicant:**     **Eulogio Santiago**  
**Owners:**        **10 Overlook Realty Partners LLC**
- AR 2024-091**                    **131 Montgomery Street**  
Returning from a consent agenda application for determination on installation of new siding material and paint color.  
**Applicant:**     **7 Star Construction Service**  
**Owner:**         **Royal Mgmt Washington LLC**
- AR 2024-071**                    **85 South Street**  
Returning for determination to install a new front door.  
**Applicant:**     **Percy Oblitas**  
**Owner:**         **Percy Oblitas**
- AR 2024-078**                    **84 Beacon Street**  
Application to install handrails on the front steps.  
**Applicant:**     **Rachel Watts**  
**Owner:**         **Rachel Watts**

## PUBLIC HEARINGS

- AR 2024-087**                    **180 Broadway**  
Application to install a new sign.  
**Applicant:**     **Jorge Martinez**  
**Owner:**         **23 Prince Street San Miguel LLC/Aurelia Vidal**
- AR 2024-093**                    **70 Bay View Terrace**  
Ratification of work performed:  
Installation of a window.  
**Applicant:**     **Archie Broady**  
**Owner:**         **Archie Broady**
- AR 2024-094**                    **160 Lander Street**  
Application to install new windows.  
**Applicant:**     **Obinna Ekweremuba**  
**Owner:**         **Obinna Ekweremuba**
- AR 2024-095**                    **36 Lutheran Street**  
Application to install new windows, install new front door, repair front porch, restore and stabilize existing chimney, replace and repoint masonry, repair/restore existing cornice and flashing, and install new lighting fixture.  
**Applicant:**     **Chris Berg/Fifth Street Architecture**  
**Owner:**         **Rockland NY Equities LLC**
- AR 2024-096**                    **40-42 City Terrace**  
Application to install a new fence.  
**Applicant:**     **Albert Mizrahi**  
**Owner:**         **Nutopia 40-42 City Terrace LLC**
- AR 2024-097**                    **45 Liberty Street WH**  
Application to restore front porch, balcony, front entry stairs, retaining wall, trim, and sidewalk and paint using colors from the Historic Color palette.  
**Applicant:**     **Matthew Sorrell/Sorrell Engineering, PLLC**  
**Owner:**         **Dajma Group Inc.**
- AR 2024-098**                    **95 Beacon Street**  
Application to install a new fence.  
**Applicant:**     **George Keyer**  
**Owner:**         **Catherine Blanche**
- AR 2024-099**                    **227 Third Street**  
Application to install new windows, install new doors, restore stairways, construct a new, wood bump out to replace existing, install new siding, rebuild corbels and fascia, remove bay window and patch, repair/repoint brick, and paint using color from the Historic Color palette.  
**Applicant:**     **Dimitri Brand/Holesum Studio**  
**Owner:**         **Habitat for Humanity of Greater Newburgh**