

**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**  
**JANUARY 14, 2025**  
**6:30 P.M.**

**APPROVAL OF MINUTES**

**OLD BUSINESS**

- AR 2024-071**      **85 South Street**  
Returning for determination to install a new front door.  
**Applicant: Percy Oblitas**  
**Owner: Percy Oblitas**
- AR 2024-090**      **282 Grand Street**  
Returning from a consent agenda application for additional information.  
**Applicant: Roberto Brambilla**  
**Owner: Riverscapes, LLC**
- AR 2024-098**      **95 Beacon Street**  
Application to install a new fence.  
**Applicant: George Keyer**  
**Owner: Catherine Blanche**
- AR 2023-049**      **74 Lander Street**  
Amendment to May 10, 2023 approved application:  
Adjustment to rear porch cover, 1<sup>st</sup> floor window and 2<sup>nd</sup> floor door.  
**Applicant: Jon Moss/Moss Architects, PC**  
**Owner: Newburgh SHG 82 LLC**
- AR 2024-099**      **227 Third Street**  
Returning for determination of a fence and lighting fixture.  
**Applicant: Dimitri Brand/Holesum Studio**  
**Owner: Habitat for Humanity of Greater Newburgh**
- 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 2024-089**                    **10 Overlook Place / 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 2024-023**                    **24 Johnes 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.**

**PUBLIC HEARINGS**

**AR 2025-001**                    **157 Chambers Street**  
Application to install new windows, install new front door, install new corbels, install new columns, if necessary, install new blue stone front step, install new siding and trim, restore original crown molding, restore existing cornice, brackets and frieze, restore existing wood portico, rebuild wood stoop, and paint using colors from the Benjamin Moore Historic Color palette.  
**Applicant:**    **Jeff Wilkinson, RA**  
**Owner:**         **SSPK Property Management LLC**

**AR 2025-002**                    **35 Johnes Street**  
Application to install new windows, install new front door, replace front stoop, install new light fixtures, restore or replace existing glass transom, restore existing water table, repair, if necessary, lintels and sills, replace leader, if necessary, repoint and stabilize existing brick masonry chimneys, repair/repoint existing brick masonry, and paint using colors from the Benjamin Moore Historic Color palette.  
**Applicant:**    **Chris Berg / Fifth Street Architecture, PLLC**  
**Owner:**         **Moishe Einhorn**

**AR 2025-003**                    **10 Bush Avenue**  
Application to replace the existing front window and door between existing masonry openings and replace the rear addition.  
**Applicant:**    **Chris Berg / Fifth Street Architecture, PLLC**  
**Owners:**        **Calvin Cuavers & Isaiah Cuavers**

**AR 2025-004**                    **10 Carson Avenue**  
Application to replace the front stoop and paint using colors from the Benjamin Moore Historic Color palette.  
**Applicant:**    **Chris Berg / Fifth Street Architecture, PLLC**  
**Owner:**         **Aura Gaitan**

**AR 2025-005**                    **216 A Dubois Street**  
Application to install a new front security door.  
**Applicant:**    **Bryan Negrón**  
**Owners:**        **Bryan Negrón & Griselda Flores**