

**MINUTES**  
**ARCHITECTURAL REVIEW COMMISSION**  
Meeting of January 14, 2025

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, January 14, 2025, at 6:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, New York 12550.

Members Present: Michele Basch, Chairperson  
Michael Buonanno  
Chris Hanson  
Gregory Nato  
Carson Carter (arrived 6:39 p.m.)  
Kate Flanagan

Absent: Schnekwa McNeil

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

Meeting called to order at 6:35 p.m.

**APPROVAL OF MINUTES**

**Minutes of the October 29, 2024 ARC meeting**

Kate Flanagan moved to approve the minutes from the October 2024 ARC meeting.  
Gregory Nato seconded the motion.  
The motion passed 5-0 via roll-call vote.

**Minutes of the November 12, 2024 ARC meeting**

Chris Hanson moved to approve the minutes from the November 2024 ARC meeting.  
Kate Flanagan seconded the motion.  
The motion passed 5-0 via roll-call vote.

**Minutes of the December 10, 2024 ARC meeting**

Gregory Nato moved to approve the minutes from the December 2024 ARC meeting.  
Kate Flanagan seconded the motion.  
The motion passed 5-0 via roll-call vote.

## OLD BUSINESS

### AR 2024-071

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

Returning for determination to install a new front door.

Percy Oblitas appeared before the Board and gave an overview of the updated proposal submitted for the Board's review.

Ms. Flanagan asked about the material for the door.

Mr. Oblitas said he could not recall the material and confirmed it was not wood or metal. He said the door was installed quickly due to an immediate security concern.

Mr. Hanson asked to confirm the color of the door.

Mr. Oblitas said Historic Color Palette, "Heritage Red."

Ms. Flanagan said the installed door is not permitted by the East End Historic District guidelines.

The Chairperson recommended researching salvaged doors.

Mr. Oblitas said he researched salvaged doors. He said they were not in good condition and difficult to find a salvaged door to fit the existing frame.

Ms. Flanagan asked for the status of the replaced door.

Mr. Oblitas said it was badly damaged, and it was disposed.

Mr. Carter said the original casing currently exists. He recommended returning to double doors for historic accuracy.

The Chairperson read from the East End Historic District guidelines. She said the current door is not historically appropriate and recommended researching a salvaged double door to be installed within the existing casing.

The applicant requested a table of the application.

**AR 2024-090**

**Applicant:** Roberto Brambilla  
**Owner:** Riverscapes, LLC  
**Location:** 282 Grand Street

Returning from the consent agenda application for additional information.

Roberto Brambilla appeared before the Board.

The Assistant Corporation Counsel said this application was before the Board as a consent agenda item. The Board removed the item from the consent agenda and requested the applicant appear for additional questions.

Mr. Carter asked to explain the work completed and to explain the materials used.

Mr. Brambilla said the work completed was an urgent repair to stop a water leak from the third floor that was damaging the exterior and interior of the building. He said he received a Building Department permit to conduct the repair and that he did not plan to paint until the ARC reviewed the paint color.

The Assistant Corporation Counsel clarified that the Building Permit issued was to repair the building with wire mesh and concrete.

Ms. Flanagan asked to confirm the paint colors.

Mr. Brambilla said HC-156 Blue and OC-151 White.

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

- The paint colors shall be HC-156 Blue and OC-151 White.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

**AR 2024-098**

**Applicant:** George Keyer  
**Owner:** Catherine Blanche  
**Location:** 95 Beacon Street

Returning for determination to install a new fence.

George Keyer appeared before the Board and gave an overview of the details requested by the Board at the December meeting.

Ms. Flanagan asked if the fence would be painted.

Mr. Keyer said the natural cedar fence will not be painted.

Gregory Nato moved to approve the application as submitted.

Kate Flanagan seconded the motion.

The motion passed unanimously via roll-call vote.

**AR 2023-049**

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

**Owner:** Newburgh SHG 82 LLC

**Location:** 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.

Jon Moss appeared before the Board and gave an overview of the proposed amendment.

Mr. Carter asked to explain the middle bracing piece between the first and second floors of the rear porch.

Mr. Moss said because of the column height, the middle bracing piece is needed to avoid bending.

Mr. Carter asked to confirm the middle bracing piece would be wood material.

Mr. Moss confirmed.

Mr. Nato asked if there was a proposed entrance to the rear yard from the sidewalk.

Mr. Moss said there is no proposed entrance, and there is a fence that closes the rear yard from the sidewalk.

Mr. Nato asked if the water table continues along the south elevation.

Mr. Moss confirmed and said there was an error in the plans. The water table will carry the same line on the south elevation as the front façade and rear elevation.

Mr. Carter asked to confirm that the porch roof will be flat.

Mr. Moss confirmed and said it will be pitched on all sides.

Chris Hanson moved to approve the amendment to the May 10, 2023 approved application as submitted.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

**AR 2024-099**

**Applicant:** Dimitri Brand/Holesum Studio  
**Owner:** Habitat for Humanity of Greater Newburgh Inc.  
**Location:** 227 Third Street

Returning for determination of a fence and lighting fixture.

James Coleman appeared before the Board and gave an overview of the details requested by the Board at the December meeting.

Kate Flanagan moved to approve the application as submitted.  
Chris Hanson seconded the motion.  
The motion passed unanimously via roll-call vote.

**AR 2024-083**

**Applicant:** Alec R. Gladd/Cuddy + Feder LLP  
**Owner:** Hudson Pointe Apartments Owner LLC  
**Location:** 90 Grand Street

Returning for determination to collocate a wireless telecommunications facility on an existing support structure.

Alec Gladd appeared before the Board.

Mr. Gladd said at the October meeting the Board asked if the antennae could be placed on the existing bulkhead. He confirmed that the antennae could be placed on the bulkhead, but the proposal was not received in time to make this meeting's submission deadline.

The applicant requested a table of the application.

**AR 2024-089**

**Applicant:** Eulogio Santiago  
**Owner:** 10 Overlook Realty Partners LLC  
**Location:** 10 & 12 Overlook Place

Returning for determination to construct a new, three-story building on a vacant lot.

Nico Zapata appeared before the Board and gave an overview of the details requested by the Board at the December 2024 meeting.

The Chairperson asked about the porch spindle width.

Mr. Zapata said 4" at the widest point and 2" at the thinnest point.

Mr. Hanson requested submission of the balustrades and spindles specifications.

Mr. Buonanno requested specifications on the windows and the second-floor front porch.

Ms. Flanagan requested an updated plan set reflecting all the correct details.

The Chairperson asked about the material for the front door.

Mr. Zapata said fiberglass.

The Chairperson asked if the owner would consider a wood door.

Mr. Zapata said yes.

Ms. Flanagan asked if all the doors could be wood material.

Ms. Zapata said yes.

Mr. Nato requested additional details on how the roof wraps around the bay windows.

Mr. Carter requested additional details on the molding and casing around the doors.

Mr. Carter requested profile views.

Mr. Nato asked if the front façade roofline lights are necessary.

Mr. Zapata said the lights are not necessary, they are a preference.

Mr. Zapata asked the Board if there were any concerns regarding the masonry underside.

Mr. Carter said there are masonry piers within the neighborhood but very few on Overlook Place.

Mr. Zapata asked the Board about the use of lattice work underneath the porches.

Mr. Carter said he would send historic photographs through the Secretary to the Land Use Boards for examples of lattice work.

Mr. Nato requested a basic first floor plan to understand how the porch attaches to the building.

The applicant requested a table of the application.

**AR 2024-023**

**Applicant:** Chris Berg/Berg + Moss Architects, PC  
**Owner:** Shaw Building L.P.  
**Location:** 24 Johnes Street

Returning for determination to construct a new apartment building and renovation of an existing 2-story building.

Chris Berg appeared before the Board and gave an overview of the updates made to the plan since the last presentation to the Board in September 2024.

The Chairperson asked for clarification on the infill area shown on the east elevation, sheet A301.

Mr. Berg said they will be apartments facing private gardens.

Carson Carter moved to approve the application as submitted.  
Chris Hanson seconded the motion.  
The motion passed unanimously via roll-call vote.

**NEW BUSINESS**

**AR 2025-001**

**Applicant:** Jeff Wilkinson, RA  
**Owner:** SSPK Property Management LLC  
**Location:** 156 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.

Jeff Wilkinson appeared before the Board and gave an overview of the proposed project. He said the application represented an error regarding the second-floor windows which will not be replaced.

Mr. Carter asked if there is an existing transom.

Mr. Wilkinson said no.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

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

**AR 2025-002**

**Applicant:** Chris Berg/Fifth Street Architecture  
**Owner:** Moishe Einhorn  
**Location:** 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.

Chris Berg appeared before the Board and gave an overview of the proposed project. He said the plans showing the porch planks proposed as tongue and groove is incorrect and that they will be pressure treated and painted wood.

Mr. Carter recommended researching composite/synthetic board material.

Mr. Carter said the mix-match of the 2/2 and 1/1 window style on the façade is out of place.

Mr. Berg said there is not an issue unifying the window styles.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

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

- The windows shall be either 1/1 or 2/2 window style.
- The front porch decking material shall not be tongue and groove (a/k/a T&G) decking.
- The front porch shall be a pressure treated wood or composite/synthetic edge butted decking board material

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

**AR 2025-003**

**Applicant:** Chris Berg/Fifth Street Architecture  
**Owner:** Calvin Cuavers & Isaiah Cuavers  
**Location:** 10 Bush Avenue

Application to replace the existing front window and door between existing masonry openings and replace the rear addition.

Chris Berg appeared before the Board and gave an overview of the proposed project.

Mr. Hanson said clapboard shingles for the rear bump out would be historically appropriate instead of the proposed clapboard siding.

Mr. Berg said he can update the plan to include the clapboard shingles on the bump out.

The Chairperson asked the status of the mixed matched window shutters.

Mr. Berg said for the new window they would propose matching a shutter with the existing green shutters. He said they do not propose window shutter work for the rest of the house.

Ms. Flanagan referred to the Colonial Terraces Design Guidelines regarding window shutters and asked if the owner would consider unifying the shutters.

The Chairperson opened the public hearing.

Brian Flannery submitted a public comment via email to the Land Use Board secretary on January 13, 2025 that was distributed for the Board and applicant's review.

There were no other comments on the application.

The Chairperson closed the public hearing.

The Board requested the submission of an updated plan set to reflect the updates discussed by the Board.

The applicant requested a table of the application.

**AR 2025-004**

**Applicant:** Chris Berg/Fifth Street Architecture  
**Owner:** Aura Gaitan  
**Location:** 10 Carson Avenue

Application to replace the front stoop and paint using colors from the Benjamin Moore Historic Color palette.

Chris Berg appeared before the Board and gave an overview of the proposed project.

Mr. Hanson said the drawing shows the height of the stair top rail higher than the top rail of the actual porch and asked to confirm if that is correct.

Mr. Berg said that was a drawing error. He said the top tread is double the depth and that he proposes to frame the new railing straight into the existing railing.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Chris Hanson moved to approve the application as submitted.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

#### **AR 2024-005**

**Applicant:** Bryan Negrón  
**Owner:** Bryan Negrón & Griselda Flores  
**Location:** 216 A Dubois Street

Application to install a new front security door.

Bryan Negrón appeared before the Board and gave an overview of the proposed project.

The Chairperson read from the East End Historic District guidelines.

Mr. Carter said the proposed door is not historically appropriate. He recommended researching a wood door with metal integrating into it.

The Board agreed.

Mr. Hanson asked if there was framing for a second door or an existing vestibule.

Mr. Negrón said no.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

The applicant requested a table of the application.

With no further business to discuss, the meeting adjourned at 8:37 p.m.

Respectfully Submitted:

J.K. Gentile, Secretary