

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
FEBRUARY 11, 2025
6:30 P.M.

APPROVAL OF MINUTES

OLD BUSINESS

- 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 2024-092** **407 Liberty Street**
Returning from a November 2024 consent agenda application for additional information.
Applicant: **Mordechai Loeffler**
Owner: **Equities of Hudson LLC**
- AR 2024-057** **81 Beacon Street**
Returning for determination to restore the front porch and paint using colors from the Benjamin Moore Historic Color palette.
Applicant: **Christopher Manzione**
Owner: **Legacy Renewal LLC**
- AR 2024-097** **45 Liberty Street WH**
Returning for determination 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 2025-003** **10 Bush Avenue**
Returning for determination 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 2023-082** **191 Washington Street**
Amendment to 10/12/23 approved application.
Reducing height of the two new buildings from 4 stories to 3 stories, eliminating the underground parking, altering the retail units, changing exposed structure from concrete to steel, and adding four new windows on West Parmenter Street.
Applicant: Sisha Ortuzar
Owner: 191 Washington Street LLC
- AR 2024-074** **104 Washington Street**
Amendment to 12/10/24 approved application.
Addition of a bay window in the west elevation.
Applicant: Philippe Pierre
Owner: 104 Washington St 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
Owner: 10 Overlook Realty Partners LLC
- AR 2024-081** **133 No. 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

PUBLIC HEARINGS

- AR 2025-006** **238 Broadway**
Ratification of work performed:
Application to install a sign.
Applicant: Jo Jo Adam
Owner: North Plank Development Company LLC
- AR 2025-007** **207 Dubois Street**
Application to install a front porch and stairway.
Applicant: Ariel Rodriguez
Owner: 205-207 Dubois LLC
- AR 2025-008** **74 Farrington Street**
Application to install new windows, repair/restore front porch and stairway, and paint using colors from the Benjamin Moore Historic Color palette.
Applicants: Eli Vaknin and Daniel Gilbert
Owner: Hudson War Chest LLC
- AR 2025-009** **10 Dubois Street**
Application to install a fence.
Applicant: Aamir Mumtaz
Owner: Arif Mumtaz/Dupar Realty

AR 2025-010

14 Dubois Street

Application to install a fence.

Applicant: Aamir Mumtaz

Owner: Arif Mumtaz and Aamir Mumtaz

AR 2025-011

48 Bay View Terrace

Ratification of work performed:

Application to install a front porch and stairway.

Applicant: Luxian Douglas

Owner: Luxian Douglas and Christan Douglas