

MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of February 11, 2025

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, February 11, 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
Kate Flanagan
Schnekwa McNeil

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

Meeting called to order at 6:34 p.m.

APPROVAL OF MINUTES

Minutes of the January 14, 2025 ARC meeting

The Chairperson moved to approve the minutes of the January 2025 ARC meeting.
Gregory Nato seconded the motion.
The motion passed 5-0 via roll-call vote.

OLD BUSINESS

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 and confirmed that the antennae could be placed on the bulkhead as per the Board's request at the October 2024 meeting.

Kate Flangan moved to approve the application as submitted.

Carson Carter seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2024-092

Applicant: Mordechai Loeffler
Owner: Equities of Hudson LLC
Location: 407 Liberty Street

Returning from a November 2024 consent agenda application for additional information.

Chris Berg appeared before the Board and gave an overview of the work completed.

Chris Hanson moved to approve the application as submitted.

Kate Flanagan seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2024-057

Applicant: Chris Manzione
Owner: Legacy Renewal LLC
Location: 81 Beacon Street

Returning for determination to restore the front porch and paint using colors from the Benjamin Moore Historic Color palette.

Sarah Hooff appeared before the Board and gave an overview of the details requested by the Board at the July 2024 meeting.

The Chairperson moved to approve the application as submitted.

Kate Flanagan seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2024-097

Applicant: Matthew Sorrell/Sorrell Engineering, PLLC
Owner: Dajma Group Inc.
Location: 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.

Amjad Qayyem and Matthew Sorrell appeared before the Board.

Mr. Sorrell gave an overview of the details requested at the December 2024 meeting.

Mr. Hanson asked if the proposed windows would be 1/1 window style.

Mr. Sorrell confirmed.

Mr. Nato asked if the railing on the bottom porch would match the 1st floor railing.

Mr. Sorrell confirmed and that they will maintain as much of the original design as possible.

Ms. Flanagan asked about the siding color.

Mr. Sorrell said grey, to match the current color.

Mr. Carter asked whether the existing cornice wrap at the top would remain.

Mr. Sorrell confirmed, and said they will replace the dry rot and maintain the dentil.

Mr. Carter asked about the top brackets.

Mr. Sorrell said the top brackets will remain.

The Chairperson moved to approve the application as submitted, subject to the following conditions:

- The 2nd floor porch balustrade will have a bottom rail to match the 1st floor.
- The 1st floor porch balustrade will remain intact.
- The 1st floor porch fascia will be repaired in kind, including the dentil.
- The 2nd floor porch brackets will remain intact.
- The paint will be a Historic color to approximate the existing color.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2025-003

Applicant: Chris Berg/Fifth Street Architecture PLLC
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 details requested by the Board at the January 2025 meeting.

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

- All the shutters shall match the existing solid (not louvered) shutters currently located at the rear of the building, lower right side.

Carson Carter seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2023-082

Applicant: Sisha Ortuzar
Owner: 191 Washington Street LLC
Location: 191 Washington Street

Amendment to 10/12/23 approved application.

Proposal to reduce height of the two new buildings from 4 stories to 3 stories, eliminate the underground parking, alter the retail units, change the exposed structure from concrete to steel, and add four new windows on West Parmenter Street

Sisha Ortuzar and Chris Berg appeared before the Board.

Mr. Ortuzar gave an overview of the proposed amendments.

Ms. Flanagan said the proposed top floor corrugated material does not match other infill construction in the surrounding area.

Mr. Nato asked if a full-brick façade was considered for the building.

Mr. Berg said the scale of the brick maintains a strong relationship to the other buildings on the street.

Mr. Hanson said the proposed top silver material lessens the heaviness of the brick.

Ms. Flanagan asked how the corrugated material would weather in time.

Mr. Berg said the corrugated material would oxidize.

Ms. Flanagan referred to the East End Historic District guidelines regarding infill construction.

Mr. Hanson asked if the top floor corner sides could be recessed to help soften the mass.

Mr. Buonanno asked if the size of the corrugated material could be reduced.

Mr. Carter said wrapping darker material around the top floor might add harmony to the design and reduce the mass.

The Chairperson recommended a flat metal to add motion to the mass.

Mr. Berg said finances are leading the decision to go with corrugated metal.

The applicant requested a table of the application.

AR 2024-074

Applicant: Philippe Pierre
Owner: 104 Washington Street St. LLC
Location: 104 Washington Street

Amendment to 12/10/24 approved application.

Proposal to add a bay window to the west elevation.

Philippe Pierre appeared before the Board and gave an overview of the amendment.

Kate Flanagan moved to approve the application as submitted.

Carson Carter seconded the motion.

The motion passed unanimously via roll-call vote.

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.

Mr. Carter said the proposed rear deck shows no relation to the building. He recommended adding a staircase or a window.

The applicant requested a table of the application.

AR 2024-081

Applicant: John Rich
Owner: 133 North Realty Partners, LLC
Location: 133 North Miller Street

Returning for determination to construct a new multi family dwelling on an existing vacant lot.

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

The Chairperson said the proposed vinyl railing material is not appropriate in the East End Historic District.

Mr. Nato said the side porch roof appears higher than the front porch roof and the side attic window is not in keeping with the rest of the building's traditional fenestration.

Ms. Flanagan said the scale and relationship of the attic window does not fit with the size of the building.

Mr. Carter said the front door appears narrow for the size of the building and recommended adding side lights and a transom. He said the window headers appear to be intercepting the cornice where there should be a gap.

Mr. Hanson agreed that the front door should have sidelights

The applicant requested a table of the application.

NEW BUSINESS

AR 2025-006

Applicant: Jo Jo Adam
Owner: North Plank Development Company LLC
Location: 253 Broadway

Ratification of work performed: Application to install a sign.

The Applicant did not appear for the meeting.

The Board tabled the application to the March 2025 meeting.

AR 2025-007

Applicant: Ariel Rodriguez
Owner: 205-207 Dubois Street
Location: 207 Dubois Street

Application to install a front porch and stairway.

Ariel Rodriguez appeared before the Board and gave an overview of the proposed project.

Mr. Carter asked if the owner would consider a straight stairway into the house.

The Board agreed.

Mr. Hanson requested submission of material specifications.

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.

AR 2025-008

Applicants: Eli Vaknin and Dan Gilbert
Owner: Hudson War Chest LLC
Location: 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.

Eli Vaknin, Dan Gilbert and Chris Berg appeared before the Board.

Mr. Berg gave an overview of the proposed project.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Kate Flanagan moved to approve the application as submitted.

Chris Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2025-009

Applicant: Aamir Mumtaz
Owner: Aamir Mumtaz
Location: 10 Dubois Street

Application to install a fence.

AR 2025-010

Applicant: Aamir Mumtaz
Owner: Aamir Mumtaz
Location: 14 Dubois Street

Application to install a fence.

AR2025-009 and AR2025-010 were called into record together as the proposed fence would be the same specification for the two applications.

Tim Carroll appeared before the Board and gave an overview of the proposed project.

Ms. Flanagan asked to confirm the proposed height of the fence.

Mr. Carroll said 6 feet.

The Chairperson asked to confirm that the fence would be installed from building to building.

Mr. Carroll said yes.

Ms. Flanagan referred to the East End Historic District guidelines regarding fences along the public right of way.

Ms. Flanagan asked if the fence would be painted.

Mr. Carroll said the fence will be stained.

The Chairperson recommended a topper to add visibility.

The Chairperson opened the public hearing for AR2025-009

There was no one present for or against the application.

The Chairperson closed the public hearing for AR2025-009

The Chairperson opened the public hearing for AR2025-010

There was no one present for or against the application.

The Chairperson closed the public hearing for AR2025-010.

Kate Flanagan moved to approve application AR2025-009 as submitted, subject to the following conditions:

- The fence along the public right of way shall be of wood material, shall be no higher than 5 feet in height from grade, and the style shall be the “Series 300 Tongue and Groove Base with SQL 18 Topper” as submitted in the application specifications sheet.

The Chairperson seconded the motion.

The motion passed 6-1 via roll-call vote.

Kate Flanagan moved to approve application AR2025-010 as submitted, subject to the following conditions:

- The fence along the public right of way shall be of wood material, shall be no higher than 5 feet in height from grade, and the style shall be the “Series 300 Tongue and Groove Base with SQL 18 Topper” as submitted in the application specifications sheet.

The Chairperson seconded the motion.

The motion passed 6-1 via roll-call vote.

AR 2024-011

Applicant: Luxian Douglas
Owner: Luxian Douglas and Christan Douglas
Location: 48 Bay View Terrace

Ratification of work performed:

Application to install a front porch and stairway.

Christan Douglas and Luxian Douglas appeared before the Board and gave an overview of the proposed project.

Mr. Hanson asked when the work was performed.

Ms. Douglas said the work was performed in December.

Mr. Nato asked if the spindles on the new porch match the 2nd floor spindles.

Ms. Douglas confirmed.

Mr. Hanson asked to confirm that the staircase terminates at the same spot the original staircase terminated.

Ms. Douglas confirmed.

Ms. Douglas said the new porch is the exact replication of the original staircase.

Ms. Flanagan asked to confirm that the front porch would be painted white.

Ms. Douglas said basic white from the Benjamin Moore Historic Color palette.

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.

Gregory Nato seconded the motion.

The motion passed unanimously via roll-call vote.

With no further business to discuss, the meeting adjourned at 8:45 p.m.

Respectfully Submitted:

J.K. Gentile, Secretary