

MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of March 11, 2025

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, March 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

Absent: Schnekwa McNeil

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

Meeting called to order at 6:36 p.m.

APPROVAL OF MINUTES

Minutes of the February 11, 2025 ARC meeting

Kate Flanagan moved to approve the minutes of the February 2025 ARC meeting.
The Chairperson seconded the motion.
The motion passed 5-0 via roll-call vote.

CONSENT AGENDA

AR 2025-017

Applicant: Andrea Schneider
Owner: Danube Group Inc.
Location: 8 Liberty Street

Application to paint using colors from the Benjamin Moore Historic Color palette.

Kate Flanagan moved to approve the application as submitted.
The Chairperson seconded the motion.
The motion passed 6-0 via roll-call vote.

OLD BUSINESS

AR 2024-091

Applicant: 7 Star Construction Service
Owner: Royal Mgmt Washington LLC
Location: 131 Montgomery Street

Returning from a consent agenda application for determination on installation of new siding material and paint color.

The applicant contacted the Secretary to the Land Use Board prior to the meeting to inform that he was unable to attend the meeting. The Board tabled the application.

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. Berg gave an overview of the details requested by the Board at the February 2025 meeting. He said the new panel system they propose is PAC-CLAD, a finished, grey corrugated metal, 11” width model with vertical pronounced lines which give a less industrial appearance.

Gregory Nato moved to approve the application as submitted.
Carson Carter seconded the motion.
The motion passed 6-0 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 February 2025 meeting.

Chris Hanson moved to approve the application as submitted.
Michael Buonanno seconded the motion.
The motion passed 6-0 via roll-call vote.

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 February 2025 meeting.

Mr. Carter asked about the material for the window shutters and whether they would be operable.

Mr. Rich said the window shutter material would be wood and they are for decorative purposes only.

Chris Hanson moved to approve the application as submitted.
Kate Flanagan seconded the motion.
The motion passed 6-0 via roll-call vote.

NEW BUSINESS

AR 2025-012

Applicant: Michael Henderson/Hennessy Architects
Owner: 120 Marcus Garvey Blvd LLC
Location: 152 South Street

Application to install a new front door, install new windows, install front entry stairway, install new roof shingles, install new railing system, install new bracket, repair concrete bands and paint using colors from the Benjamin Moore Historic Color palette.

Michael Henderson appeared before the Board and gave an overview of the proposed project.

Ms. Flanagan said a darker window trim would be historically appropriate.

Ms. Flanagan said the divided light in front door transom is not historically appropriate.

Mr. Henderson said he will change the transom to a single pane of glass.

Ms. Flanagan asked if the windows have an arched-top shape.

Mr. Henderson said the windows have a slight arch.

Mr. Hanson recommended reviewing the windows from the inside to confirm if a top arch shape.

The Chairperson requested additional details regarding the proposed basement railing system.

Mr. Carter said the verge board is a significant detail on this house. He said the current roof material is slate and recommended a historically appropriate original slate or synthetic slate shingle material. He requested the submission of full roof details including ridges and valleys.

Ms. Flanagan referred to the East End Historic District Design guidelines regarding roofs.

Mr. Carter asked that the masonry be cleaned with a gentle technique as the brick is original to the building and that repointing be done with a lime mortar.

Mr. Carter asked for further research on the window bands. He said the design plan calls out concrete bands but historically it would have been brownstone window bands.

Mr. Carter requested submission of a front stair detail.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

The Chairperson reiterated the details requested by the Board for review at the next meeting: front stairway, roof, verge board, window bands, masonry, transom, basement railing and the window openings and window style.

The applicant requested a table of the application.

AR 2025-013

Applicant: Allon Azulai
Owner: Allon Azulai
Location: 84 Johnston Street

Application to install a new front door, install new windows, install new fascia, trim and edge flashing, install new gutters, repair/restore front entry stairway, and repair/restore existing front and rear canopies.

Allon Azulai appeared before the Board and gave an overview of the proposed project.

Ms. Flanagan asked if there are proposed changes to the front deck.

Mr. Azulai said there would be no changes to the front deck.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Hanson said it would be historically appropriate if the spindles met the top rail from underneath.

The Board agreed and requested returning to the Board with a spindle specification, a revised drawing showing the balustrade design and indicate how the top and bottom porch rail would attach.

The applicant requested a table of the application.

AR 2025-014

Applicants: Nils Fredriksen/Fredriksen Architecture PLLC
Owner: Habitat for Humanity of Greater Newburgh, Inc.
Location: 417 Liberty Street

Application to construct a new one-family dwelling on a vacant lot.

AR 2025-015

Applicants: Nils Fredriksen/Fredriksen Architecture PLLC
Owner: Habitat for Humanity of Greater Newburgh, Inc.
Location: 419 Liberty Street

Application to construct a new one-family dwelling on a vacant lot.

AR2025-014 and AR2025-015 were called into record together as the proposed projects would be the same specifications for the two applications.

Nils Fredriksen appeared before the Board and gave an overview of the proposed projects.

Mr. Carter asked the applicant to describe the window and door trims.

Mr. Fredriksen said the window and door trims are pre-primed with a smooth finish.

Mr. Hanson asked if there were detailed drawings of the stairs.

Mr. Fredriksen said he would provide detailed stair drawings.

Mr. Carter asked if the parge could be a darker hue.

Mr. Nato recommended matching the parge to the color of the landing step.

Mr. Carter asked if landscaping was proposed.

Mr. Fredriksen said there is minimal room for landscaping as the space between the building and the sidewalk will lend itself to garbage containers and utility meter access.

The Chairperson opened the public hearing for AR2025-014.

There was no one present for or against the application.

The Chairperson closed the public hearing.

The Chairperson opened the public hearing for AR2025-015.

There was no one present for or against the application.

The Chairperson closed the public hearing.

The applicant requested a table of application for AR2025-014.

The applicant requested a table of application for AR2025-015.

AR 2024-016

Applicant: Debra Jean Borden
Owner: Debra Jean Borden
Location: 136 Chambers Street

Application to repair the front porch.

Debra Borden appeared before the Board and gave an overview of the proposed project.

Ms. Flanagan asked if there are any proposed changes to the porch footprint.

Ms. Borden said there are no proposed changes to the porch footprint.

Ms. Flanagan asked if the porch would be painted.

Ms. Borden said the porch will not be painted, only stained.

Mr. Carter asked to confirm that the landing pad at the base of the stairs was bluestone material.

Ms. Borden confirmed.

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 existing blue stone landing pad at the base of the stairs shall be maintained.

Chris Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

With no further business to discuss, the meeting adjourned at 7:35 p.m.

Respectfully Submitted:

J.K. Gentile, Secretary