

MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of April 8, 2025

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, April 8, 2025, at 6:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, New York 12550.

Members Present: Kate Flanagan, Acting Chairperson
Gregory Nato
Carson Carter
Schnekwa McNeil

Absent: Michele Basch, Chairperson
Michael Buonanno
Chris Hanson

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

Meeting called to order at 6:42 p.m.

APPROVAL OF MINUTES

Minutes of the March 11, 2025 ARC meeting

Gregory Nato moved to approve the minutes of the March 2025 ARC meeting.
The Acting Chairperson seconded the motion.
The motion passed unanimously via roll-call vote.

CONSENT AGENDA

AR 2025-021

Applicant: Isaiah Casiano/
Habitat for Humanity of Greater Newburgh, Inc.
Owner: Judith Meade
Location: 14 East Parmenter Street

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

AR 2025-029

Applicant: Jason C. Otero
Owner: Newbroadway 240 LLC
Location: 240 Broadway

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

Carson Carter moved to approve the consent agenda applications as submitted.
Gregory Nato seconded the motion.
The motion passed unanimously 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 did not appear for the meeting.

The Board tabled the application to the May 2025 meeting.

AR 2025-007

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

Returning for determination to install a front porch and stairway.

Ariel Rodriguez appeared before the Board and gave an overview of the details requested by the Board at the February 2025 meeting.

Mr. Carter requested the submission of spindle and newel post specifications and stair details with a side profile.

Mr. Nato said to avoid the railing connecting into a turned post. He suggested a taller base for the newel post.

The applicant requested a table of the application.

AR 2025-014

Applicant: 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

Applicant: 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.

Nils Fredriksen appeared before the Board and gave an overview of the details requested by the Board at the March 2025 meeting.

Carson Carter moved to approve application AR2025-014 as submitted.
The Acting Chairperson seconded the motion.
The motion passed unanimously via roll-call vote.

Gregory Nato moved to approve application AR2025-015 as submitted.
Carson Carter seconded the motion.
The motion passed unanimously via roll-call vote.

NEW BUSINESS

AR 2025-006

Applicant: Jo Jo Adam
Owner: North Plank Development Company LLC
Location: 238 Broadway

Ratification of work performed: Application to install a sign.

Salah Aladwar and Eric Dixon appeared before the Board.

Mr. Dixon gave an overview of the proposed project.

The Acting Chairperson said the sign does not fit into the sign band and it is not made of natural material. She referred to the East End Historic District Design guidelines regarding signs.

Mr. Nato said the sign should not block the architectural molding or brackets.

The Acting Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

The applicant requested a table of the application.

AR 2025-018

Applicant: Mark Ellison
Owner: Mark Ellison
Location: 255 Broadway

Application to install a rear greenhouse, install a rear deck with cable railing, install solar panels and reface 2nd floor brick.

Mark Ellison appeared before the Board and gave an overview of the proposed project. He said he plans to change the proposed rear greenhouse façade from one set of double doors to six aluminum doors and will return to the Board with updated drawings and specifications.

The Acting Chairperson asked for clarification on what portion of the rear will be removed.

Mr. Ellison said the entire rear façade below the window and to the top of the deck.

The Acting Chairperson asked if the rear windows are original to the building.

Mr. Ellison said no, the original windows had been replaced before he purchased the building.

Mr. Carter asked if the soffit line would remain.

Mr. Ellison said yes.

Mr. Carter asked if a cornice could be added.

Mr. Ellison said he would add a cornice.

Mr. Nato recommended preserving the existing brick façade and forgoing an artificial stucco reface.

Mr. Ellison agreed.

Mr. Carter recommended a lime wash application to the existing brick.

The Acting Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

The Acting Chairperson requested submission of a sight line to illustrate the solar panel placement.

Mr. Ellison asked the Board about the proposed railing system for the rear deck.

The Acting Chairperson said the rear deck is a modern addition and does not need to mimic a historic look, but the material should be good quality and of a type that meets building and code requirements.

The applicant requested a table of the application.

AR 2025-019

Applicant: Zachary Ruttenberg and Ilana Stern
Owner: Consolidated Spring LLC
Location: 102 S William Street

Application to install a sign.

Zachary Ruttnberg and Ilana Stern appeared before the Board.

Zachary Ruttenberg gave an overview of the proposed project.

The Acting Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

The Acting Chairperson moved to approve the application as submitted.

Gregory Nato seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2025-020

Applicant: David Kiss
Owner: David Kiss and Jaclyn A. Rabkin
Location: 15 Henry Avenue

Application to install new windows.

David Kiss appeared before the Board and gave an overview of the proposed project.

The Acting Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

Carson Carter moved to approve the application as submitted.

The Acting Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2024-022

Applicant: Urbano Acosta
Owner: Urbano Acosta and Maria Acosta
Location: 348 Third Street

Application to install a fence.

Urbano Acosta and Emerson Ramirez appeared before the Board.

Mr. Ramirez gave an overview of the proposed project.

The Acting Chairperson referred to the Colonial Terrace guidelines regarding fences.

Mr. Carter asked to confirm that the placement would be on the side only and would not wrap around to the front of the property.

Mr. Ramirez confirmed.

The Acting Chairperson recommended a wrought iron fence to allow complete visibility of the building.

The Acting Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

The applicant requested a table of the application.

AR 2024-023

Applicant: George Keyer
Owner: 275 Grand St NB LLC
Location: 275 Grand Street

Application to install new windows and paint using colors from the Benjamin Moore Historic Color palette.

George Keyer appeared before the Board and gave an overview of the proposed project.

The Acting Chairperson asked to confirm paint color SW2838 is proposed for the outside door and SW2856 is proposed for the inside door.

Mr. Keyer confirmed.

The Acting Chairperson asked to confirm if the three top floor windows have been replaced.

Mr. Keyer confirmed and said the original windows could not be restored as they were rotted out.

Mr. Carter said the replacement windows should maintain the original peak head shape.

The Acting Chairperson said replacement windows in the East End Historic District must match the type and size of the original window and restoration constructed to fit the original opening of the window.

The Acting Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

The applicant requested a table of the application.

AR 2024-024

Applicant: George Keyer
Owner: Josephine Abragan and Raphael Lee
Location: 11 Courtney Avenue

Application to install new windows and paint using colors from the Benjamin Moore Historic Color palette.

George Keyer appeared before the Board and gave an overview of the proposed project.

The Acting Chairperson referred to the East End Historic District guidelines replacement of slate roof shingles.

The Acting Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

The applicant requested a table of the application.

AR 2024-025

Applicant: Bay Chowdhury
Owner: 245-249 Broadway Partners LLC
Location: 249 Broadway

Application to install a sign.

Bay Chowdhury appeared before the Board and gave an overview of the proposed project.

Mr. Nato asked to confirm whether the sign material is acrylic and whether the sign has internal and back lighting.

Mr. Chowdhury confirmed on both.

The Acting Chairperson referred to the East End Historic District guidelines regarding signs.

The Acting Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

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

- The sign shall not have internal or back lighting, including but not limited to LED lighting.

Gregory Nato seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2024-026

Applicant: Paulien Lethen
Owner: Paulien Lethen
Location: 46 Chambers Street

Application to install a sign, install new lighting, and install a new fire escape.

David Gordon and Laurie Heldman appeared before the Board and gave an overview of the proposed project.

The Acting Chairperson opened the public hearing.

Julie Lindell spoke in favor of the application.

The Acting Chairperson closed the public hearing.

The Acting Chairperson moved to approve the application as submitted.
Schnekwa McNeil seconded the motion.
The motion passed unanimously via roll-call vote.

AR 2024-027

Applicant: Chris Berg/Fifth Street Architecture PLLC
Owner: 157 Liberty Street LLC
Location: 157 Liberty Street

Application to install new windows, install new siding, install new storefront system, install new door, remove masonry infill at ground level and restore historic opening and paint using colors from the Historic Color palette.

Carson Carter recused himself from participation on the application.

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

The Acting Chairperson recommended referencing historic photos for storefront design consideration.

Mr. Nato requested a drip hood added to the storefront and residential door.

The Acting Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

The applicant requested a table of the application.

With no further business to discuss, the meeting adjourned at 8:29 p.m.

Respectfully Submitted:
J.K. Gentile, Secretary