

MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of May 13, 2025

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, May 13, 2025, at 6:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, New York 12550.

Members Present: Michele Basch, Chairperson
Kate Flanagan
Gregory Nato
Carson Carter

Absent: Michael Buonanno
Chris Hanson
Schnekwa McNeil

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

Meeting called to order at 6:39p.m.

APPROVAL OF MINUTES

Minutes of the April 8, 2025 ARC meeting

Kate Flanagan moved to approve the minutes of the April 2025 ARC meeting.
Carson Carter seconded the motion.
The motion passed unanimously via roll-call vote.

OLD BUSINESS

AR 2025-013

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

Returning for determination 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 details requested by the Board at the March 2025 meeting.

Mr. Carter asked if the exterior trim on the first-floor windows would be maintained.

Mr. Azulai confirmed.

Kate Flanagan moved to approve the application as submitted.

Carson Carter 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

Returning for determination 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. He said there are no changes to the initial submission. He said they will not be adding a drip hood to the storefront portion to maintain the aesthetic continuity of the neighboring properties.

The applicant requested a table of the application.

AR 2024-022

Applicant: Urbano Acosta

Owners: Urbano Acosta and Maria Acosta

Location: 348 Third Street

Returning for determination to install a fence.

Urbano Acosta and Emerson Ramirez appeared before the Board.

Mr. Ramirez gave an overview of the details requested by the Board at the April meeting. He said due to the expense of the recommended wrought iron they are proposing a red cedar, vertical wood slat fence that would maintain the aesthetic continuity of the neighboring properties.

Ms. Flanagan said placing the fence along the side yard is not in keeping with the Colonial Terrace guidelines.

The Chairperson read from the Colonial Terrace guidelines.

The applicant requested a table of the application.

AR 2024-071

Applicants: Percy Oblitas
Owner: Percy Oblitas
Location: 85 South Street

Returning for determination to install a new front door.

Percy Oblitas and Dan Harris appeared before the Board.

Mr. Oblitas and gave an overview of the details requested by the Board at the January 2025 meeting.

Ms. Flanagan asked if the salvaged door would fit into the existing door opening.

Mr. Oblitas said the door is measured at 94.5” length, 40.5” width, and 1.75” deep. He said he proposes creating a frame to fit the door opening.

Mr. Nato said a door that fits the door jamb and top arch would be historically appropriate.

Mr. Carson said a casing would be required to accommodate a salvaged door as long as the arch is preserved.

Ms. Flanagan requested dimensional drawings and door casing details to demonstrate how the salvaged door fits into the existing opening and how the existing arch top would be preserved.

The applicant requested a table of the application.

NEW BUSINESS

AR 2024-072

Applicant: Jesse Farrenkopf
Owner: Konstantin 27 LLC
Location: 27 Johnes Street

Application to install a new window.

Jesse Farrenkopf appeared before the Board and gave an overview of the proposed project.

Mr. Carter asked if a windowsill is proposed to prevent water damage.

Mr. Farrenkopf said he would install a concrete sill.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Ms. Flanagan asked what the sill dimensions would be.

Mr. Farrenkopf said the concrete sill dimensions would be 6 feet wide, 4 inches in height, and between 4 inches and 8 inches deep.

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

- The window installation shall include a concrete windowsill that will measure 6 feet in width by 4 inches in height and between 4 inches and 8 inches deep.

Kate Flanagan seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2025-030

Applicant: Jesse Farrenkopf
Owner: Bannerman Tokyo Properties LLC
Location: 26 Liberty Street

Application to install a sign.

Jesse Farrenkopf appeared before the Board and gave an overview of the proposed project.

Mr. Carter asked if lighting is proposed.

Mr. Farrenkopf said no lighting is proposed.

Mr. Farrenkopf said he would like to paint the sign letters white.

The Chairperson referred the applicant to the 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.

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

- The sign letters shall either: (a) be painted in a true white color from a Historic Color palette; or (b) left unpainted.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2025-031

Applicant: Philippe Pierre
Owner: Vauban, LLC
Location: 372 Liberty Street

Application to install new windows, repair/restore porch, repair/restore roof trim and repair/restore cornice.

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

Mr. Carter asked if the existing, original windows could be maintained instead of replaced.

Mr. Pierre said the windows are in poor condition.

Mr. Carter asked if there are plans for exterior lighting.

Mr. Pierre said no exterior illumination but a ceiling flush mount for the doorway.

Ms. Flanagan recommended repairing the existing windows instead of replacing.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Ms. Flanagan requested submission of photos documenting the current condition of the windows.

The Chairperson agreed and requested photos of the boarded up first floor windows taken from the inside.

Mr. Pierre said he would like to preserve the existing windows.

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

- All existing windows shall be repaired and not replaced.

Carson Carter seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2025-032

Applicant: Philoma Celestin
Owner: Eglise Evangelique Haitienne of CMA of Newburgh
Location: 155 Liberty Street

Application to install new windows.

Lude Belony and Philoma Celestin appeared before the Board.

Ms. Belony gave an overview of the proposed project.

The Chairperson asked to confirm that all windows would be replaced.

Ms. Belony confirmed.

Mr. Carter recommended installing energy window inserts as an alternative to replacing the windows and seeking financial assistance from the National Fund for Sacred Spaces and the State Historic Preservation Office.

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 2025-033

Applicant: Randy Jones
Owner: Randy Jones
Location: 25 Courtney Avenue

Application to install new roof shingles and siding to a stand-alone garage.

Randy Jones appeared before the Board and gave an overview of the proposed projects.

Ms. Flanagan asked what the existing roof shingle material is.

Mr. Jones said asphalt.

Ms. Flanagan asked what the existing siding material is.

Mr. Jones said wood.

Ms. Flanagan asked what was proposed for the door.

Mr. Jones said the door was undecided at this time.

Mr. Nato recommended vertical siding to prevent water damage.

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.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

With no further business to discuss, the meeting adjourned at 8:00 p.m.

Respectfully Submitted:

J.K. Gentile, Secretary