

**AGENDA**  
**ARCHITECTURAL REVIEW COMMISSION**  
**ACTIVITY CENTER**  
**401 WASHINGTON STREET, NEWBURGH, NY 12550**  
**JUNE 10, 2025, 6:30 P.M.**

**APPROVAL OF MINUTES**

**OLD BUSINESS**

- AR 2025-022**            **348 Third Street**  
Returning for determination to install a fence.  
**Applicant:**     **Urbano Acosta**  
**Owners:**        **Urbano Acosta and Maria Acosta**
- AR 2024-091**            **131 Montgomery Street**  
Returning from a consent agenda application for determination on installation of new siding material and paint color.  
**Applicant:**     **7 Star Construction Service**  
**Owner:**         **Royal Mgmt Washington LLC**
- AR 2025-002**            **35 Johnes Street**  
Amendment to 1/14/25 approved application and ratification of work performed: Application to install a new door and paint using colors from the Benjamin Moore Historic Color palette.  
**Applicant:**     **Chris Berg / Fifth Street Architecture, PLLC**  
**Owner:**         **Moishe Einhorn**
- AR 2024-015**            **1 Liberty Street**  
Returning for determination to rebuild existing retaining wall and regrade site and opening of front cellar window wells.  
**Applicant:**     **Chris Berg / Fifth Street Architecture, PLLC**  
**Owner:**         **P.S. 6 Liberty St., LLC**
- AR 2025-027**            **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.  
**Applicant:**     **Chris Berg/Fifth Street Architecture PLLC**  
**Owner:**         **157 Liberty Street LLC**
- AR 2025-018**            **255 Broadway**  
Returning for determination to install a rear greenhouse, install a rear deck with cable railing, install solar panels and reface 2<sup>nd</sup> floor brick.  
**Applicant:**     **Mark Ellison**  
**Owner:**         **Mark Ellison**

- AR 2025-007**                    **207 Dubois Street**  
 Returning for determination to install a front porch and stairway.  
**Applicant:**     **Ariel Rodriguez**  
**Owner:**         **205-207 Dubois LLC**
- AR 2025-032**                    **155 Liberty Street**  
 Returning for determination to install new windows.  
**Applicant:**     **Philoma Celestin**  
**Owner:**         **Eglise Evangelique Haitienne of CMA of Newburgh**
- AR 2021-74**                    **17 & 19 Johnston Street**  
 Amendment to June 21, 2022 approved application.  
 Modifications made to the construction of a new multi-story residential building.  
**Applicant:**                    **Colin Jarvis**  
**Owner (17 Johnston):** **City of Newburgh**  
**Owner (19 Johnston):** **The Newburgh Ministry**

**PUBLIC HEARINGS**

- AR 2025-046**                    **47 Liberty Street WH**  
 Hardship application to install new roof shingles following an application denial under Index Number AR2023-093 (December 12, 2023).  
**Applicant:**     **Jonathan Cedillo**  
**Owner:**         **Jonathan Cedillo**
- AR 2025-034**                    **127-131 Broadway**  
 Application to construct a new two-story addition on an existing three-story structure.  
**Applicant:**     **Jerrod Delaine**  
**Owner:**         **The Cathedral at the House, Inc.**
- AR 2025-035**                    **182 Broadway**  
 Application to install new siding, install new lighting fixtures, install new door, install new signage band, remove surface wiring, restore missing tracery, reset/restore cornice and paint using colors from the Benjamin Moore Historic Color palette.  
**Applicant:**     **Inna Sobel**  
**Owner:**         **Moishe Herczl**
- AR 2025-036**    **191**     **North Miller Street**  
 Application to remove the second floor in entirety and construct two new floors on top of existing structure.  
**Applicant:**     **Chris Berg/Fifth Street Architecture PLLC**  
**Owner:**         **75 Grove LLC**
- AR 2025-037**                    **9 Henry Avenue**  
 Application to renovate the front porch.  
**Applicant:**     **Ilana Stern for J&C Home Renovations**  
**Owner:**         **Grace Lodge and Ethan Harrison**
- AR 2025-038**                    **185 Broadway**  
 Application to install a sign.  
**Applicant:**     **Perry Cleveland/Centene Corporation**  
**Owner:**         **185 Broadway LLC**

- AR 2025-039**                    **100 Carson Avenue**  
Application to install new windows.  
**Applicant:     Shimon Kaff**  
**Owner:         Shimon Kaff and Pinchus Kaff**
- AR 2025-040**                    **99 Montgomery Street**  
Ratification of work performed:  
Application to install a fence.  
**Applicant:     Philip Toscano, Architect**  
**Owner:         Headache LLC**
- AR 2025-041**                    **48, 54, 62 Grand Street**  
Application to convert structures into hotel and event space.  
**Applicant:     Sims Foster**  
**Owner:         Grand Street Newburgh Property Co., LLC.**
- AR 2025-042**                    **199 Chambers Street**  
Application to install a new front door.  
**Applicant:     Dion Walker-Duncan**  
**Owner:         Eldz Property LLC**
- AR 2025-043**                    **53 William Street**  
Application to install new windows.  
**Applicant:     Jessica Rodriguez/J Perez Construction Inc.**  
**Owner:         Eluzar Lieberman and Devorah Heilbrun**
- AR 2025-044**                    **154 Third Street**  
Application to restore/repair the front porch, install new windows, and paint  
using colors from the Benjamin Moore Historic Color palette.  
**Applicant:     Richard DiPietro**  
**Owner:         Equity Trust Company Custodian**  
**FBO Ronald DiPietro IRA**
- AR 2025-045**                    **19 East Parmenter Street**  
Application to install new windows.  
**Applicant:     Jonathan Zephir**  
**Owner:         Harold Porcher**