

MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of June 10, 2025

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, June 10, 2025, at 6:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, New York 12550.

Members Present: Michele Basch, Chairperson
Michael Buonanno
Kate Flanagan
Chris Hanson
Gregory Nato
Carson Carter
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 May 13, 2025 ARC meeting

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

OLD BUSINESS

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 a brief overview of the proposed project for the Board members who were not present at the last meeting.

Ms. Flanagan referred to the Colonial Terrace guidelines regarding front-facing fences.

Mr. Hanson asked to confirm the height of the proposed fence.

Mr. Ramirez said 3.5 feet in the front yard and 6 feet in the rear yard.

Mr. Carter said there was no concern about the rear yard fence.

The Chairperson said the drop from the retaining wall near the front of the property is 8 feet.

Ms. Flanagan said she is sympathetic to the safety concern but is charged with fair ruling among other applicants. She recommended using landscaping as a fence alternative to create a safety buffer.

Mr. Hanson said the height of the retaining wall adds additional visual height to the 3.5-foot fence which accentuates the exception and agreed with the landscaping recommendations and maintaining fair ruling among other applicants.

Mr. Carter said this application poses a site condition that is unsafe.

Mr. Buonanno asked if the posts would be connected to the retaining wall.

Mr. Ramirez said the posts would not be connected to the retaining wall.

Mr. Nato recommended an alternative placement other than the proposed asymmetric placement.

Carson Carter moved to approve the application as submitted.

The Chairperson seconded the motion.

The motion passed 5-2 via roll-call vote.

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.

Larry Hartman appeared before the Board and gave an overview of the details requested by the Board at the December 2024 meeting. He said a solution would be applied to the siding to convert the existing grain texture into a smooth grain texture.

The Chairperson asked about the porch roof.

Mr. Hartman said the porch roof had to be rebuilt during the installation of the siding as the integrity of the structure was significantly deteriorating from water damage.

Mr. Carter asked for the status of replicating the historic flat window trim detail from the last meeting.

Mr. Hartman said he replaced it to resemble what was there when he purchased the property.

Mr. Carter asked the applicant to refer to the historic photos of the Reeve House emailed in December 2024 as reference.

The Chairperson asked to describe the solution proposed to smooth the siding texture.

Mr. Hartman said it is an exterior, thick paint.

The Chairperson asked how the applied solution would wear in time.

Mr. Hartman said they will need to re-apply the solution in time.

The Chairperson asked to submit the specification of the solution.

Mr. Nato requested that the porch roof brackets, beadboard ceiling panels and railing support details return to the design.

Mr. Hanson requested a profile view of the window trim.

Mr. Carter requested a sketch for the replacement porch brackets.

Mr. Carter asked for the status of the sided over porch window.

Mr. Hartman said the window was removed, boarded up, and interior sheetrock had been installed when he purchased the home.

Mr. Carter recommended restoring the window trim to maintain the historic continuity of the building.

Mr. Buonanno said recreating the window would require a submission of detail.

The Chairperson said this is one of the oldest homes in the City of Newburgh and preserving the design details is important.

Ms. Flanagan said there are two options in her opinion, restore the opening and install a new window or restore the window frame in a way that looks historically appropriate and preserves the external appearance.

The applicant requested a table of the application.

AR 2025-002

Applicant: Chris Berg/Fifth Street Architecture PLLC
Owner: Moishe Einhorn
Location: 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.

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

Chris Hanson moved to approve the amendment to the January 14, 2025 approved application as submitted.

Carson Carter seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2024-015

Applicant: Chris Berg/Fifth Street Architecture PLLC
Owner: P.S. 6 Liberty St., LLC
Location: 1 Liberty Street

Returning for determination to rebuild existing retaining wall and regrade site and opening of front cellar window wells.

Chris Berg appeared before the Board and gave an overview of the details requested by the Board at the March 2024 meeting.

Chris Hanson moved to approve the application as submitted.

Kate Flanagan 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 and gave a brief overview of the project. He said there were no changes to the initial submission.

Gregory Nato moved to approve the application as submitted.

Kate Flanagan seconded the motion.

The motion passed 6-0 via roll-call vote.

AR 2025-018

Applicant: Mark Ellison
Owners: Mark Ellison
Location: 255 Broadway

Returning for determination 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 details requested by the Board at the April meeting.

Ms. Flanagan asked the applicant to return with a paint application.

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

Mr. Hanson said even with the array as proposed, the visibility from the street view is minimal and referred the Board to the submitted viewshed study.

Kate Flanagan moved to approve the application as submitted.

Chris Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2025-007

Applicants: Ariel Rodriguez
Owner: 205-207 Dubois LLC
Location: 85 South 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 April 2025 meeting.

Mr. Carter asked if the front door would be replaced.

Mr. Rodriguez said they will maintain the existing front door.

Gregory Nato moved to approve the application as submitted.
Chris Hanson 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

Returning for determination to install new windows.

Gary Paul and Hudson Monestime appeared before the Board.

Mr. Monestime gave a brief overview of the proposed project. He said the Board recommended repair of the windows instead of replacement. He said they would like to replace the windows as the existing ones are in poor condition.

Mr. Hanson recommended installing energy window inserts as an alternative to replacing the windows and maintaining the historic aesthetics.

Mr. Carter reiterated seeking financial assistance from the National Fund for Sacred Spaces and the State Historic Preservation Office.

The applicant requested a table of the application.

AR 2021-74

Applicant: Colin Jarvis
Owner (17 Johnston Street): City of Newburgh
Owner (19 Johnston Street): The Newburgh Ministry
Location: 17 & 19 Johnston Street

Amendment to June 21, 2022 approved application.

Colin Jarvis and Don Petruncola appeared before the Board.

Mr. Petruncola gave an overview of the design modifications made to the building.

Kate Flanagan moved to approve the amendment to the June 21, 2022 approved application as submitted.

Chris Hanson seconded the motion.
The motion passed unanimously via roll-call vote.

NEW BUSINESS

AR 2025-046

Applicant: Jonathan Cedillo
Owner: Jonathan Cedillo
Location: 47 Liberty Street WH

Hardship application to install new roof shingles following an application denial under Index Number AR2023-093 (December 12, 2023).

Jonathan Cedillo appeared before the Board.

The Assistant Corporation Counsel said the applicant is before the Board with a hardship application. He said application AR2023-093 was denied for using asphalt roofing shingles. He asked the applicant to confirm the proposal to move forward installing asphalt shingle material.

Mr. Cedillo confirmed.

The Assistant Corporation Counsel asked if the original roof material was slate shingles.

Mr. Cedillo confirmed.

The Assistant Corporation Counsel read the hardship application criteria from City Code §300-41.

Mr. Cedillo said the EcoStar Synthetic slate quote total was \$110,000. He said the asphalt shingle total was \$28,000.

Mr. Hanson asked if the applicant applied for Historic Tax Credits.

Mr. Cedillo said he is not eligible for the Historic Tax Credits as he started the project before applying for the credits and he did not have photo documentation of the original roof.

Ms. Flanagan said the submitted quotes are from 2023. She requested submission of current quotes.

Mr. Hanson asked if any of the slate shingles could be repaired instead of replaced.

Mr. Cedillo said the slate shingles are over 100 years old, non-repairable and there is no warranty on replacements as the wood sheathing has separated and rotted.

The Chairperson asked if all the slate shingles had been removed.

Mr. Cedillo said there are no slate shingles on the south side roof.

Ms. Flanagan asked if the property is currently occupied.

Mr. Cedillo said yes.

Mr. Hanson said he was unable to make a hardship determination given the submitted 2023 quotes for review.

The Chairperson requested the submission of estimates within the last twelve months and various estimates for comparison.

Mr. Hanson requested proof from the NYS Historic Preservation Office that the request was denied as that credit would have provided a substantial financial benefit.

Ms. Flanagan requested documentation of a return of investment.

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 2025-034

Applicant: Jerrod Delaine
Owner: The Cathedral at the House, Inc.
Location: 127-131 Broadway

Application to construct a new two-story addition on an existing three-story structure.

Bishop Jeffrey Woody and Jerrod Delaine appeared before the Board.

Mr. Delaine gave an overview of the proposed design.

Mr. Carter asked if the existing building will be demolished.

Mr. Delaine said the existing building would stay.

Ms. Flanagan said the design features of the 127 Broadway façade should be restored instead of replaced to maintain the building’s historic integrity. She said the current design proposal is a significant alteration of the building. She asked to confirm that the proposal includes building an addition in the rear of the building.

Mr. Delaine confirmed an addition would be built at the rear of the building.

The Chairperson said the restoration of the buildings on Broadway is important.

Mr. Carter asked if there were renderings from the Ann Street side.

Mr. Delaine said they currently do not have Ann Street renderings.

Mr. Hanson said the Ann Street design should be treated with equal historic street presence as Broadway.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson kept the public hearing open.

Mr. Carter requested the submission of a massing study.

Ms. Flanagan recommended referring to the East End Historic District design guidelines regarding building height and infill buildings.

The Chairperson requested the submission of a shadow study. She asked if solar panels would be installed.

Mr. Delaine said yes.

The Chairperson asked to show that detail on the design plan set as well as the submission of all material details, and colors.

The applicant requested a table of the application.

AR 2025-035

Applicant: Inna Sobel
Owner: Moishe Herczl
Location: 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.

Inna Sobel appeared before the Board and gave an overview of the proposed project. She said the exact application was approved by the ARC in 2023 but the approval expired.

Ms. Flanagan asked for the sign band material.

Ms. Sobel said wood.

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.

Kate Flanagan seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2025-036

Applicant: Chris Berg/Fifth Street Architecture PLLC
Owner: 75 Grove LLC
Location: 191 North Miller Street

Application to remove the second floor in its entirety and construct a second and third floors on top of the remaining structure.

Chris Berg appeared before the Board and gave an overview of the proposed project. He said the application was approved by the ARC in 2022 but the approval expired.

Mr. Carter asked about the grey banding between the windows on the third floor.

Mr. Berg said there is an interior wall separating the rooms and the banding is an accent detail.

Mr. Buonanno asked if the accent detail had ridges.

Mr. Berg said the elevation depicts the material incorrectly as it is meant to be an aluminum panel.

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 condition:

- The space between the top floor window sets on the North Street elevation shall be a black, aluminum panel material.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2025-037

Applicant: Ilana Stern for J&C Home Renovations
Owner: Grace Lodge and Ethan Harrison
Location: 9 Henry Avenue

Application to renovate the front porch.

Ilana Stern appeared before the Board and gave an overview of the proposed project.

Ms. Flanagan asked if the existing railing will be replaced.

Ms. Stern said it needs replacement as the existing railing is rotted and the height is not code compliant.

Mr. Hanson requested the submission of dimensions and height measurements.

Mr. Nato agreed and requested the dimensions to be more accurately depicted.

Mr. Flanagan asked for the measurement between the spindles.

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 2025-038

Applicant: Perry Cleaveland
Owner: 185 Broadway LLC
Location: 185 Broadway

Application to install a sign.

The applicant contacted staff prior to the meeting and said he would be unable to attend.

The Assistant Corporation Counsel opened the public hearing.

There was no one present for or against the application.

The Assistant Corporation Counsel kept the public hearing open.

The Board tabled the application to the July meeting.

AR 2025-039

Applicant: Shimon Kaff
Owner: Shimon Kaff and Pinchus Kaff
Location: 100 Carson Avenue

Application to install new windows.

Shimon Kaff appeared before the Board and gave an overview of the proposed project.

Ms. Flanagan asked for the window color.

Mr. Kaff said white.

Mr. Hanson asked to confirm that the windows proposed for replacement are the three, second floor windows.

Mr. Kaff confirmed.

Mr. Hanson asked if the replacement windows are full opening size.

Mr. Kaff confirmed.

Ms. Flanagan asked if the repairs would be made to the window frame.

Mr. Kaff said if needed, yes.

The Chairperson recommended removing the satellite dishes if they are not in use.

Mr. Hanson asked if the window trim would be maintained.

Mr. Kaff said yes.

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.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2025-040

Applicant: Philip Toscano, Architect
Owner: Headache LLC
Location: 99 Montgomery Street

Ratification of work performed: Installation of a fence.

Dana Trezza appeared before the Board and gave an overview of the proposed project.

Ms. Flanagan asked to explain the placement of the fence that does not enclose the property in its entirety.

Mr. Trezza said his fence joins with the neighboring property's fence which then joins into the rear chain link fence that closes in the property.

Mr. Carter recommended a historically accurate fence such as wrought iron.

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 2025-041

Applicant: Sims Foster
Owner: Grand Street Newburgh Property Co., LLC.
Location: 48, 54, 62 Grand Street

Application to convert structures into hotel and event space.

Sims Foster and Matthew Milnamow appeared before the Board.

Mr. Milnamow gave an overview of the proposed amendments to the approved 2022 ARC application. He said the amendments implement comments received from the State Historic Preservation Office (SHPO) and National Historic Preservation (NHP).

Mr. Hanson said the original treatment of the glazed curtain wall system on the left of the old YMCA building was a preferred style and could not agree with SHPO's recommendation.

Mr. Milnamow said SHPO did embrace a contemporary solution, but NHP embraced a historic appropriate approach.

The Chairperson said she agreed with the originally approved design but would not let that opinion stop this project from moving forward. She asked for clarification of the material to the left side of the old YMCA building.

Mr. Milnamow said fiber cement panels that connect the old YMCA building to the old American Legion building. He said the fiber cement panels were in the original design but had a thinner profile; they wrapped from the glazed curtain wall system and around the side of the old YMCA building.

Mr. Nato asked to confirm that the fiber cement panels connect to the existing addition.

Mr. Milnamow confirmed.

Mr. Buonanno asked for the color of the fiber cement panels.

Mr. Milnamow said Swisspearl Largo/Carat Sahara 7000 colored fiber cement panel with a glazed finish.

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.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2025-042

Applicant: **Dion Walker-Duncan**
Owner: **Eldz Property LLC**
Location: **199 Chambers Street**

Application to install a new front door.

Dion Walker-Duncan appeared before the Board and gave an overview of the proposed project.

Ms. Flanagan asked if the new door had been installed.

Ms. Walker-Duncan said yes.

Ms. Flanagan said the door style is not historically appropriate.

Mr. Carter said the door's inset further back than it would have been originally.

Ms. Walker-Duncan said there were no modifications made to the original opening.

Mr. Carter asked if there were any components remaining of the transom.

Ms. Walker-Duncan said the transom rotted out.

Mr. Nato agreed that the door is not historically appropriate.

Ms. Flanagan read from the East End Historic District design guidelines.

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 was denied 6-1 via roll-call vote.

AR 2025-043

Applicant: Jessica Rodriguez/J Perez Construction Inc.

Owner: Eluzar Lieberman and Devorah Heilbrun

Location: 53 William Street

Application to install a new windows.

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

Ms. Flanagan asked if the existing brown window trim would be maintained.

Ms. Rodriguez said they plan to repaint the window trim and color match the existing brown.

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.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2025-044

Applicant: Richard DiPietro
Owner: Equity Trust Company Custodian
FBO Ronald DiPietro
Location: 154 Third Street

Application to restore/repair the front porch, install new windows, and paint using colors from the Benjamin Moore Historic Color palette.

Richard DiPietro appeared before the Board and gave an overview of the proposed project.

Ms. Flanagan asked about the current condition of the windows.

Mr. DiPietro said the front, third floor vinyl windows need replacement, and the first-floor door and windows will remain the same. He said all the original wood windows will remain.

Mr. Carter asked if there are plans to maintain the first-floor window bars.

Mr. DiPietro said the first-floor window bars will be removed.

Mr. Carter asked about the integrity of the porch.

Mr. DiPietro said the focus is to reinforce the structure, the joists and footings. He said the flooring would be vertical wooden slats, the metal railing would be reattached, the porch cornice and dentils would be repaired.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Gregory Nato moved to approve the application as submitted.

Chris Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2025-045

Applicant: Jonathan Zephir
Owner: Harold Porcher
Location: 19 East Parmenter Street

Application to install new windows.

Jonathan Zephir and Christopher Noga appeared before the Board.

Mr. Noga gave an overview of the proposed project.

The Chairperson asked to confirm the window style would be 1/1.

Mr. Noga confirmed.

Mr. Carter asked if the plastic shutters could be removed.

Mr. Noga said the plastic shutters would be removed.

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, subject to the following condition:

- The plastic window shutters shall be removed.

Schnekwa McNeil seconded the motion.

The motion passed unanimously via roll-call vote.

With no further business to discuss, the meeting adjourned at 10:29 p.m.

Respectfully Submitted:

J.K. Gentile, Secretary