

**CITY OF NEWBURGH**  
**ARCHITECTURAL REVIEW COMMISSION**  
**123 Grand Street, Newburgh, N.Y. 12550**

**Michele Basch, Chairperson**  
**J.K. Gentile, Secretary**  
**Phone: (845) 569 -7383**

**AGENDA**  
**ARCHITECTURAL REVIEW COMMISSION**  
**ACTIVITY CENTER**  
**401 WASHINGTON STREET, NEWBURGH, NY 12550**  
**JULY 8, 2025, 6:30 P.M.**

**APPROVAL OF MINUTES**

**CONSENT AGENDA**

- AR 2025-047**      **192 Broadway**  
Application to paint using colors from the Benjamin Moore Historic Color palette.  
**Applicant: Erik Cooney**  
**Owner: 188-194 Broadway, LLC**
- AR 2025-048**      **305 Liberty Street**  
Application to paint using colors from the Benjamin Moore Historic Color palette.  
**Applicant: Erik Cooney**  
**Owner: 305 Kings Highway, LLC**
- AR 2025-051**      **85 Liberty Street**  
Application to paint using colors from the Benjamin Moore Historic Color palette.  
**Applicant: Damien Brady**  
**Owners: AAD Liberty Realty, LLC**

**OLD BUSINESS**

- AR 2025-037**      **9 Henry Avenue**  
Returning for determination to renovate the front porch.  
**Applicant: Ilana Stern for J&C Home Renovations**  
**Owner: Grace Lodge and Ethan Harrison**
- AR 2024-071**      **85 South Street**  
Returning for determination to install a new front door.  
**Applicant: Percy Oblitas**  
**Owner: Percy Oblitas**
- AR 2025-023**      **275 Grand Street**  
Returning for determination to install new windows and paint using colors from the Benjamin Moore Historic Color palette.  
**Applicant: George Keyer**  
**Owner: 275 Grand St NB LLC**

**PUBLIC HEARINGS**

**AR 2025-038**

**185 Broadway**

Application to install a sign.

**Applicant: Perry Cleaveland/Centene Corporation**

**Owner: 185 Broadway LLC**

**AR 2025-050**

**17 Lutheran Street**

Application to install a fence.

**Applicant: Edgar Martinez**

**Owners: Pedro Sucuzhanay and Marina Sanchez**