

**MINUTES**  
**ARCHITECTURAL REVIEW COMMISSION**  
Meeting of July 8, 2025

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

Members Present: Michele Basch, Chairperson  
Michael Buonanno  
Carson Carter  
Kate Flanagan  
Chris Hanson  
Gregory Nato (arrived 6:40 p.m.)

Absent: Schnekwa McNeil

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

Meeting called to order at 6:38 p.m.

**CONSENT AGENDA**

**AR 2025-047**

**Applicant:** Erik Cooney  
**Owner:** 188-194 Broadway, LLC  
**Location:** 192 Broadway

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

**AR 2025-048**

**Applicant:** Erik Cooney  
**Owner:** 305 Kings Highway, LLC  
**Location:** 305 Liberty Street

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

**AR 2025-051**

**Applicant:** Damien Brady  
**Owner:** AAD Liberty Realty, LLC  
**Location:** 85 Liberty Street

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

Kate Flanagan moved to approve the application as submitted.  
The Chairperson seconded the motion.  
The motion passed 5-0 via roll-call vote.

**OLD BUSINESS**

**AR 2025-037**

**Applicant:** Ilana Stern/J&C Home Renovations  
**Owners:** Grace Lodge and Ethan Harrison  
**Location:** 9 Henry Avenue

Returning for determination to renovate the front porch.

Ilana Stern appeared before the Board and gave an overview of the details requested by the Board at the June 2025 meeting.

Kate Flanagan moved to approve the application as submitted.  
Chris Hanson seconded the motion.  
The motion passed 6-0 via roll-call vote.

**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 May 2025 meeting.

Kate Flanagan moved to approve the application as submitted.  
Michael Buonanno seconded the motion.  
The motion passed 6-0 via roll-call vote.

**AR 2025-023**

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

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

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

The Board tabled the application.

**NEW BUSINESS**

**AR 2025-038**

**Applicant:** Perry Cleaveland/Centene Corporation  
**Owner:** 185 Broadway LLC  
**Location:** 185 Broadway

Application to install a sign.

Perry Cleaveland appeared before the Board and gave an overview of the proposed project.

The Chairperson asked for the sign material.

Mr. Cleaveland said the sign would be an aluminum composite material with a 3-inch core.

The Chairperson asked if the sign would be internally lit.

Mr. Cleaveland said the sign itself would not be illuminated but lit with three existing gooseneck lighting fixtures.

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.

Michael Buonanno seconded the motion.

The motion passed unanimously via roll-call vote.

**AR 2025-050**

**Applicant:** Edgar Martinez  
**Owner:** Pedro Sucuzhanay and Marina Sanchez  
**Location:** 17 Lutheran Street

Application to install a fence.

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

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson kept the public hearing open.

The Board tabled the application.

With no further business to discuss, the meeting adjourned at 6:50 p.m.

Respectfully Submitted:

J.K. Gentile, Secretary