

**AGENDA**  
**ARCHITECTURAL REVIEW COMMISSION**  
**ZOOM VIDEOCONFERENCE**  
**TUESDAY, JULY 12, 2022**  
**6:30 P.M.**

**APPROVAL OF MINUTES**

**CONSENT AGENDA**

- AR 2022-091**            **89 William Street**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant: Alvin Moonesar**  
**Owner: VIP Partners LLC**
- AR 2022-092**            **186 Dubois Street**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant: Eli Vaknin**  
**Owner: SHAI, LLC**
- AR 2022-093**            **113 William Street**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant: Eli Vaknin**  
**Owner: Otherside Properties, LLC**
- AR 2022-094**            **343 Liberty Street**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant: Eli Vaknin**  
**Owner: NHV Associates LLC**
- AR 2022-095**            **345 Liberty Street**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant: Eli Vaknin**  
**Owner: New Hudson LLC**
- AR 2022-096**            **61 Clinton Street**  
Replace front entrance two panel door with custom made two panel door to match existing size, style, color and material.  
**Applicant: Michael Buonanno**  
**Owner: Michael Buonanno and Brian Palomino**

**AR 2022-097**            **282 Grand Street**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant: Roberto Brambilla**  
**Owner: Riverscapes, LLC**

**AR 2022-098**            **61 Beacon Street**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant: Alvin Moonesar**  
**Owner: Eliran Fanish**

**OLD BUSINESS**

**AR 2022-040**            **40 Dubois Street**  
Removal of existing paint on all brick and repainting of wood elements using colors from the Benjamin Moore Historic color palette.  
**Applicant: John V. Waters**  
**Owner: Dubois Street Associates LLC**

**AR 2022-041**            **50 Dubois Street**  
Removal of existing paint on all brick and repainting of wood elements using colors from the Benjamin Moore Historic color palette.  
**Applicant: John V. Waters**  
**Owner: Dubois Street Associates LLC**

**AR 2022-042**            **87 Dubois Street**  
Removal of existing paint at the brick porch piers and exposed brick along the north façade and repainting of the existing wood siding and wood elements using colors from the Benjamin Moore Historic color palette.  
**Applicant: John V. Waters**  
**Owner: Dubois Street Associates LLC**

**AR 2022-043**            **93 Dubois Street**  
Removal of existing paint on all brick and repainting of wood elements using colors from the Benjamin Moore Historic color palette.  
**Applicant: John V. Waters**  
**Owner: Dubois Street Associates LLC**

**AR 2022-044**            **104 Dubois Street**  
Removal of existing paint on all brick and repainting of wood elements using colors from the Benjamin Moore Historic color palette.  
**Applicant: John V. Waters**  
**Owner: Dubois Street Associates LLC**

- AR 2022-045**      **108 Dubois Street**  
Removal of existing paint on all brick and repainting of wood elements using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **John V. Waters**  
**Owner:**        **Dubois Street Associates LLC**
- AR 2022-048**      **200 Chambers Street**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Newburgh SHG 56 LLC**  
**Owner:**        **Newburgh SHG 56 LLC**
- AR 2022-049**      **36 Edward Street**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Newburgh SHG 67 LLC**  
**Owner:**        **Newburgh SHG 67 LLC**
- AR 2022-050**      **37 Edward Street**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Newburgh SHG 68 LLC**  
**Owner:**        **Newburgh SHG 68 LLC**
- AR 2022-056**      **319-321 Liberty Street**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Newburgh SHG 70 LLC**  
**Owner:**        **Newburgh SHG 70 LLC**
- AR 2022-061**      **139 South William Street**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Newburgh SHG 65 LLC**  
**Owner:**        **Newburgh SHG 65 LLC**
- AR 2022-063**      **84 William Street**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Newburgh SHG 26 LLC**  
**Owner:**        **Newburgh SHG 26 LLC**  
                      **Roche Real Estate Corp**  
                      **18 Maple Holdings LLC**
- AR 2022-082**      **27 Dubois Street**  
Returning for determination to install new windows, repair/replace roof, remove paint from brick, repoint brick and paint using colors from the Benjamin Moore Historic Color palette.  
**Applicant:**    **John V. Waters**  
**Owner:**        **Dubois Street Associates LLC**

- AR 2022-086**      **47 Lander Street & 47b Lander Street**  
Returning for determination for restoration of storefront cornice, install new lighting under storefront cornice and paint trim and cornice using colors from the Sherwin Williams Historic color palette.  
**Applicant:**    **Robert Fontaine**  
**Owner:**        **Industrial House LLC & Monica Coronatti**
- AR 2021-112**      **278 Liberty Street**  
Returning for determination to repair wood trim, replace existing slate and paint using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **David Kenan**  
**Owner:**        **David Kenan and Nadela Kenan**
- AR 2022-069**      **74 Lander Street**  
Returning for determination to install front door, frame and trim, install new windows, install new lighting, repoint and repaint masonry brick and paint using colors from the Benjamin Moore Historic Color palette  
**Applicant:**    **Chris Berg/Berg + Moss Architects**  
**Owner:**        **Newburgh SHG 82 LLC**
- AR 2022-068**      **47-49 Liberty Street**  
Returning for determination to install new storefronts, install new lighting, and paint using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Chris Berg / Berg + Moss Architects**  
**Owner:**        **47-49 Liberty LLC**
- AR 2022-007**      **52 Liberty Street WH**  
Returning for determination to install new windows, install new front entry door, repair siding and paint using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Rashell Villa**  
**Owner:**        **Rashell Villa**
- AR 2022-074**      **81 Nicoll Street**  
Application to install walkway.  
**Applicant:**    **Christian Park**  
**Owner:**        **Christian Park**
- AR 2021-006**      **56 Chambers Street**  
Amendment to 5/31/22 approved application.  
Substituting approved “Trimline Liberty Series LRF400” all wood single hung window with arched frame and sash to “Trimline Liberty Series L300” all wood double hung window.  
Amendment to 10/12/21 approved application.  
Substituting approved painting of the building in kind to masonry mineral paint treatment.  
**Applicant:**    **Erik Cooney**  
**Owner:**        **56 Chambers, LLC**

**AR 2022-084**

**77 Chambers Street**

Returning for determination to install new windows, install new front entrance door, replace stoop, replace fence, repair roof, cornice and dormer, remove paint and re-paint using color from the Benjamin Moore Historic Color palette.

**Applicant: Cian Hamill**

**Owner: 79 Chambers Street Property Owner LLC**

**AR2021-0020**

**172 Dubois Street**

Returning for determination to install a sign.

**Applicant: William Cappelletti**

**Owner: William Cappelletti**

**PUBLIC HEARINGS**

**AR 2022-088**

**30 Liberty Street WH**

Application to install new rear porch with new landing and stairs, install new windows, install two skylights and new porch gutters and leaders.

**Applicant: Karen L. Davis**

**Owner: Karen L. Davis**

**AR 2022-099**

**70 Johnes Street, apt.#203E**

Application seeking ratification for installation of new windows.

**Applicant: Dawn Liberi**

**Owner: Dawn M. Liberi**

**AR 2022-108**

**363-369 Liberty Street**

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

**Applicant: Mariano Thompson**

**Owner: North Street Capital III LLC**

**AR 2022-109**

**27 E. Parmenter Street**

Application to install mini split inverter.

**Applicant: Naomi Miller**

**Owners: Naomi Gail Miller**

**David Louis Miller**

**Ann Farner Miller**

**AR 2022-100**

**140 Chambers Street**

Application to install new windows, install new roof shingles, install new lighting, install new gutters, install new wood steps and new railing, install new front entrance door, repair/replace front entrance columns, remove existing siding, restore/replace original stucco and trim, repair/repoint brick, repair/repoint bluestone coping, remove existing paint and repaint using colors from the Benjamin Moore Historic Color palette.

**Applicant: Jeff Wilkinson, RA**

**Owner: Newburgh Community Land Bank, Inc.**

**AR 2022-101**

**10 Dubois Street**

Seeking approval of new construction of a three-story building.

**Applicant: Chris Berg / Berg + Moss Architects**

**Owners: Aamir Mumtaz / Dupar Reality**

**AR 2022-102**

**31 Dubois Street**

Application to install new wood and glass door, install new front entrance staircase treads and risers, repair/replace porch, repair/replace porch posts, install new lighting, install new aluminum drip cap, repair/replace cornice, repoint/repair brick, remove fire escapes and paint using colors from the Benjamin Moore Historic Color palette.

**Applicant: Chris Berg / Berg + Moss Architects**

**Owner: Nutopia Development Group**

**AR 2022-103**

**60 Dubois Street**

Application to install new wood and glass door, install new aluminum gutters and leaders, install new lighting, repair/restore existing cornice and fascia, rake and repoint brick, remove existing paint and paint using colors from the Benjamin Moore Historic Color palette.

**Applicant: Chris Berg / Berg + Moss Architects**

**Owner: Nutopia Development Group**

**AR 2022-104**

**152 Third Street**

Application to install new wood and glass front door, install new windows, install new lighting, wash and repoint brick, remove fire escape, remove existing paint and paint using colors from the Benjamin Moore Historic Color palette.

**Applicant: Chris Berg / Berg + Moss Architects**

**Owner: Nutopia Development Group**

**AR 2022-105**

**84 Benkard Street**

Application to install new windows, replace aluminum gutters, install new aluminum drip cap, repair/replace existing leader, install new wood decking on porch, install new wood porch posts, remove rear porch, install new wood/composite lattice work, repoint brick, and paint using colors from the Benjamin Moore Historic Color palette.

**Applicant: Chris Berg / Berg + Moss Architects**

**Owner: Newburgh SHG 8 LLC**

**AR 2022-106**

**36 S. Miller Street**

Application to install new front door, install new windows and paint using colors from the Benjamin Moore Historic Color palette.

**Applicant: Eli Vaknin**

**Owner: Hudson Warchest LLC**

**AR 2022-107**

**400 Liberty Street**

Application to install new windows, repoint/replace brick, install new windows, install new wall dormers, replace roof tiles and paint using colors from the Benjamin Moore Historic Color palette.

**Applicant: Wendy Smith**

**Owner: Wendy Smith**