

**AGENDA**  
**ARCHITECTURAL REVIEW COMMISSION**  
**ZOOM VIDEOCONFERENCE**  
**TUESDAY, MAY 10, 2022**  
**6:30 P.M.**

**APPROVAL OF MINUTES**

**CONSENT AGENDA**

- 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 2022-046**      **205 Broadway**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Newburgh SHG 62 LLC**  
**Owner:**        **Newburgh SHG 62 LLC**
- AR 2022-047**      **212 Broadway**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Newburgh SHG 22 LLC**  
**Owners:**      **Newburgh SHG 22 LLC**  
                      **Roche Real Estate Corp**  
                      **18 Maple Holdings 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 2022-051**      **5 Gidney Avenue**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Newburgh SHG 48 LLC**  
**Owner:**        **Newburgh SHG 48 LLC**
- AR 2022-052**      **145 Grand Street**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Newburgh SHG 51 LLC**  
**Owner:**        **Newburgh SHG 51 LLC**

**AR 2022-053**      **54 Johnston Street**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Newburgh SHG 23 LLC**  
**Owner:**        **Newburgh SHG 23 LLC**  
                      **Roche Real Estate Corp**  
                      **18 Maple Holdings LLC**

**AR 2022-054**      **79 Lander Street**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Newburgh SHG 83 LLC**  
**Owner:**        **Newburgh SHG 83 LLC**

**AR 2022-055**      **299 Liberty Street**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Newburgh SHG 63 LLC**  
**Owner:**        **Newburgh SHG 63 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 2022-057**      **387-389 Liberty Street**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Newburgh SHG 80 LLC**  
**Owner:**        **Newburgh SHG 80 LLC**

**AR 2022-058**      **119 South Clark Street**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Newburgh SHG 21 LLC**  
**Owner:**        **Newburgh SHG 21 LLC**  
                      **Roche Real Estate Corp**  
                      **18 Maple Holdings LLC**

**AR 2022-059**      **140 South Clark Street**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Newburgh SHG 33 LLC**  
**Owner:**        **Newburgh SHG 33 LLC**

**AR 2022-060**      **38 S. Miller Street**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Newburgh SHG 87 LLC**  
**Owner:**        **Newburgh SHG 87 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 2022-062**      **143 South William Street**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Newburgh SHG 66 LLC**  
**Owner:**        **Newburgh SHG 66 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 2022-071**      **158 Montgomery Street**  
Repair and repoint masonry, repair, restore, replace in kind and paint using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Chris Berg / Berg + Moss Architects**  
**Owner:**        **Konran Bloom LLC**
- AR 2022-072**      **102 Carson Avenue**  
Repair, restore, replace in kind and paint using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Chris Berg / Berg + Moss Architects**  
**Owner:**        **Newburgh SHG 39 LLC**
- AR 2022-077**      **6-12 William Street**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Erik Cooney**  
**Owner:**        **North River Opportunity**  
                      **Fund Holdings I, LLC**
- AR 2022-07**        **193 Broadway**  
Painting using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Erik Cooney**  
**Owner:**        **North River Opportunity**  
                      **Fund Holdings I, LLC**

**OLD BUSINESS**

- AR 2022-024**      **242 Broadway**  
Returning for determination to install new windows, repair/replace sills, install new lintels, repair/replace and paint cornice and fascia, install new wood panels, trim and paint, install new fascia and trim, paint wood rake and trim, repair/repoint and remove paint on masonry, install new store front, panel, trim and paint and install new shingles. Painting using colors from the Sherwin Williams Historic color palette.  
**Applicant:**    **3 Fratelli Inc. / Ben Papaleo**  
**Owner:**        **3 Fratelli Inc.**

- AR 2021-074**      **17 Johnston Street & 19 Johnston Street**  
Returning for determination of new construction of a multi-story residential building.  
**Applicant:**                      **Colin Jarvis**  
**Owner (17 Johnston):**        **City of Newburgh**  
**Owner (19 Johnston):**        **The Newburgh Ministry, Inc.**
- AR 2022-035**      **35 South Lander Street**  
Application to install sidewalks.  
**Applicant:**    **Chris Berg / Berg + Moss Architects**  
**Owner:**        **Randy McMurtie and Stephanie Bloomer**
- AR 2022-038**      **31 Lutheran Street**  
Returning for determination to install new windows, install new front door and paint using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Gibbons Engineering**  
**Owner:**        **Sarah Mekhail**
- AR 2021-006**      **56 Chambers Street**  
Returning for determination to install new windows.  
**Applicant:**    **Erik Cooney**  
**Owner:**        **56 Chambers, LLC**
- AR 2022-010**      **14 Benkard Avenue**  
Returning for determination to replace windows, replace guard rail, install new lighting and paint using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Thaer Abuquare**  
**Owner:**        **Thaer Abuquare**

### **PUBLIC HEARINGS**

- AR 2022-064**      **136 S. Clark Street**  
Application to install new windows and front door, remove of existing paint on all brick, repoint brick, repaint of wood elements using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **John V. Waters**  
**Owner:**        **NFWM Newburgh LLC**
- AR 2022-065**      **97-105 Ann Street**  
Application to request ratification of sidewalk install.  
**Applicant:**    **Safe Harbors of the Hudson, Inc./Lisa Silverstone**  
**Owner:**        **Safe Harbors of the Hudson, Inc.**
- AR 2022-066**      **23 Farrington Street**  
Application to install new windows.  
**Applicant:**    **Gerald Brauer / Go Permits**  
**Owner:**        **Jeremy Parker and Carlos Aguilar Breton**

- AR 2022-067**      **50 South Miller Street**  
Application to install new front and rear door, install new lighting, restore/install new windows, install new front door trim, install new front stair risers and treads, repoint and repaint brick masonry, install new 1<sup>st</sup> floor rear deck and paint using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Chris Berg / Berg + Moss Architects**  
**Owner:**        **PDS OZ Holdings, LLC**
- AR 2022-068**      **47-49 Liberty Street**  
Application 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 2022-069**      **74 Lander Street**  
Application to install new front door, frame & 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 2022-070**      **123-129 South William Street**  
Application to request ratification of installed fence.  
**Applicant:**    **Chris Berg / Berg + Moss Architects**  
**Owner:**        **123-127 South William St, LLC**
- AR 2022-073**      **100 Broadway**  
Application to install egress staircase, install HV units, install new windows and remove existing chimneys.  
**Applicant:**    **LAN Associates E.P.A., LLP**  
**Owner:**        **Cornerstone Family Healthcare / David Jolly C.O.O.**
- AR 2022-074**      **81 Nicoll Street**  
Application to install a walkway.  
**Applicant:**    **Christian Park**  
**Owner:**        **Christian Park**
- AR 2022-075**      **127 Chambers Street**  
Application to install new windows, install new lighting, repoint and repaint brick masonry, repair and restore window frames, cornice and fascia in kind and paint using colors from the Benjamin Moore Historic color palette.  
**Applicant:**    **Michael Bonagura**  
**Owner:**        **Pedro Hinostroza**
- AR 2022-076**      **162 South Street**  
Application to install new 1<sup>st</sup> and 2<sup>nd</sup> floor rear porches, install new front entrance steps, install new gate at front façade and install new cornice and brackets.  
**Applicant:**    **Calderón Architecture & Design Studio, P.C.**  
**Owner:**        **Nicole Chung**

**AR 2022-079**

**74 Carson Avenue**

Application to install new windows.

**Applicant: JRK Restoration LLC / James R. Kelly**

**Owner: 74 Carson, LLC**

**AR 2022-080**

**188 Broadway**

Application to install new gate doors.

**Applicant: Erik Cooney**

**Owner: 188-194 Broadway LLC**