

MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of June 14, 2022

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, June 14, 2022 at 6:30 p.m. using Zoom videoconference.

Members Present: Michele Basch, Chairperson
Michael Buonanno
Carson Carter
Kate Flanagan
Chris Hanson
James Kelly
Gregory Nato

Also Present: Jeremy Kaufman, Assistant Corporation Counsel
Charlotte Mountain, Code Compliance Supervisor
J.K. Gentile, Secretary to the Land Use Boards

Absent: Schnekwa McNeil
Reggie Young

Meeting called to order at 6:37 p.m.

CONSENT AGENDA

AR 2022-083

Applicant: Jessica Kuhn & Gary Quiggle
Owner: Jessica Kuhn & Gary Quiggle
Location: 116 First Street

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

AR 2022-087

Applicant: Shelly Ann Duncan
Owner: Shelly Ann Duncan LLC
Location: 90 City Terrace

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

AR 2022-090

Applicant: Vesa Qosaj
Owner: Uran Qosaj and Vesa Qosaj
Location: 161 Bay View Terrace

Painting using colors from the Benjamin Moore Historic color palette.

AR 2022-046

Applicant: Newburgh SHG 62 LLC
Owner: Newburgh SHG 62 LLC
Location: 205 Broadway

Painting using colors from the Benjamin Moore Historic color palette.

AR 2022-047

Applicant: Newburgh SHG 22 LLC
Owners: Newburgh SHG 22 LLC
Roche Real Estate Corp
18 Maple Holdings LLC
Location: 212 Broadway

Painting using colors from the Benjamin Moore Historic color palette.

AR 2022-051

Applicant: Newburgh SHG 48 LLC
Owner: Newburgh SHG 48 LLC
Location: 5 Gidney Avenue

Painting using colors from the Benjamin Moore Historic color palette.

AR 2022-052

Applicant: Newburgh SHG 51 LLC
Owner: Newburgh SHG 51 LLC
Location: 145 Grand Street

Painting using colors from the Benjamin Moore Historic color palette.

AR 2022-053

Applicant: Newburgh SHG 23 LLC
Owners: Newburgh SHG 23 LLC
Roche Real Estate Corp
18 Maple Holdings LLC
Location: 54 Johnston Street

Painting using colors from the Benjamin Moore Historic color palette.

AR 2022-054

Applicant: Newburgh SHG 83 LLC
Owner: Newburgh SHG 83 LLC
Location: 79 Lander Street

Painting using colors from the Benjamin Moore Historic color palette.

AR 2022-055

Applicant: Newburgh SHG 63 LLC
Owner: Newburgh SHG 63 LLC
Location: 299 Liberty Street

Painting using colors from the Benjamin Moore Historic color palette.

AR 2022-057

Applicant: Newburgh SHG 80 LLC
Owner: Newburgh SHG 80 LLC
Location: 387-389 Liberty Street

Painting using colors from the Benjamin Moore Historic color palette.

AR 2022-058

Applicant: Newburgh SHG 21 LLC
Owner: Newburgh SHG 21 LLC
Roche Real Estate Corp
18 Maple Holdings LLC
Location: 119 South Clark Street

Painting using colors from the Benjamin Moore Historic color palette.

AR 2022-059

Applicant: Newburgh SHG 33 LLC
Owner: Newburgh SHG 33 LLC
Location: 140 South Clark Street

Painting using colors from the Benjamin Moore Historic color palette.

AR 2022-060

Applicant: Newburgh SHG 87 LLC
Owner: Newburgh SHG 87 LLC
Location: 38 S. Miller Street

Painting using colors from the Benjamin Moore Historic color palette.

AR 2022-062

Applicant: Newburgh SHG 66 LLC
Owner: Newburgh SHG 66 LLC
Location: 143 South William Street

Painting using colors from the Benjamin Moore Historic color palette.

AR 2022-071

Applicant: Chris Berg / Berg + Moss Architects
Owner: Konran Bloom LLC
Location: 158 Montgomery Street

Repair and repoint masonry, repair, restore, replace in kind and paint using colors from the Benjamin Moore Historic color palette.

AR 2022-072

Applicant: Chris Berg / Berg + Moss Architects
Owner: Newburgh SHG 39 LLC
Location: 102 Carson Avenue

Repair, restore, replace in kind and paint using colors from the Benjamin Moore Historic color palette.

AR 2022-077

Applicant: Erik Cooney
Owner: North River Opportunity Fund Holdings I, LLC
Location: 6-12 William Street

Painting using colors from the Benjamin Moore Historic color palette.

AR 2022-078

Applicant: Erik Cooney
Owner: North River Opportunity Fund Holdings I, LLC
Location: 193 Broadway

Painting using colors from the Benjamin Moore Historic color palette.

James Kelly moved to approve a portion of the Consent Agenda for the applications referenced above, as submitted.

Chris Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2022-040

Applicant: John V. Waters
Owner: Dubois Street Associates LLC
Location: 40 Dubois Street

Removal of existing paint on all brick and repainting of wood elements using colors from the Benjamin Moore Historic color palette.

AR 2022-041

Applicant: John V. Waters
Owner: Dubois Street Associates LLC
Location: 50 Dubois Street

Removal of existing paint on all brick and repainting of wood elements using colors from the Benjamin Moore Historic color palette.

AR 2022-042

Applicant: John V. Waters
Owner: Dubois Street Associates LLC
Location: 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.

AR 2022-043

Applicant: John V. Waters
Owner: Dubois Street Associates LLC
Location: 93 Dubois Street

Removal of existing paint on all brick and repainting of wood elements using colors from the Benjamin Moore Historic color palette.

AR 2022-044

Applicant: John V. Waters
Owner: Dubois Street Associates LLC
Location: 104 Dubois Street

Removal of existing paint on all brick and repainting of wood elements using colors from the Benjamin Moore Historic color palette.

AR 2022-045

Applicant: John V. Waters
Owner: Dubois Street Associates LLC
Location: 108 Dubois Street

Removal of existing paint on all brick and repainting of wood elements using colors from the Benjamin Moore Historic color palette.

AR 2022-048

Applicant: Newburgh SHG 56 LLC
Owner: Newburgh SHG 56 LLC
Location: 200 Chambers Street

Removal of existing paint on brick and repainting using colors from the Benjamin Moore Historic color palette.

AR 2022-049

Applicant: Newburgh SHG 67 LLC
Owner: Newburgh SHG 67 LLC
Location: 36 Edward Street

Power wash brick and painting using colors from the Benjamin Moore Historic color palette.

AR 2022-050

Applicant: Newburgh SHG 67 LLC
Owner: Newburgh SHG 67 LLC
Location: 37 Edward Street

Power wash brick and painting using colors from the Benjamin Moore Historic color palette.

AR 2022-056

Applicant: Newburgh SHG 70 LLC
Owner: Newburgh SHG 70 LLC
Location: 319-321 Liberty Street

Power wash brick and painting using colors from the Benjamin Moore Historic color palette.

AR 2022-061

Applicant: Newburgh SHG 65 LLC
Owner: Newburgh SHG 65 LLC
Location: 139 South William Street

Power wash brick and painting using colors from the Benjamin Moore Historic color palette.

AR 2022-063

Applicant: Newburgh SHG 26 LLC
Owners: Newburgh SHG 26 LLC
Roche Real Estate Corp
18 Maple Holdings LLC
Location: 84 William Street

Power wash brick and painting using colors from the Benjamin Moore Historic color palette.

Chris Hanson moved to remove the applications from the Consent Agenda and place them on the regular agenda for further discussion.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

OLD BUSINESS

AR 2022-035

Applicant: Chris Berg / Berg + Moss Architects
Owner: Randy McMurtrie and Stephanie Bloomer
Location: 35 South Lander Street

Returning for determination on installation of sidewalks.

Chris Berg and Randy McMurtrie appeared before the Board.

Mr. Berg presented for continued discussion of concrete curbing versus City Streetscape Standard plan for granite curbing.

Mr. Hanson agreed with granite curbing.

Mr. Nato said concrete would not be historically accurate.

Mr. Carter said granite is more durable than concrete especially in anticipation of the high traffic the business will bring. He spoke in favor of complying with the City Streetscape Standard.

Ms. Flanagan spoke in favor of granite curbing.

Mr. Nato spoke in favor of granite curbing in terms of aesthetics and longevity.

Mr. Hanson spoke in favor of granite curbing and supports maintaining City Streetscape Standards.

Mr. Buonanno spoke in favor of concrete curbing.

Mr. Kelly spoke in favor of concrete curbing as it is in keeping with surrounding properties.

The Chairperson spoke in favor of concrete curbing because of the nature of the building and in keeping with the look of the surrounding properties.

The Chairperson moved to accept the application as submitted.

James Kelly seconded the motion.
The motion was denied 4-3 via roll-call vote.

AR 2022-024

Applicant: 3 Fratelli / Ben Papaleo
Owner: 3 Fratelli
Location: 242 Broadway

Returning for determination on new door specifications.

Michael Papaleo and Ben Papaleo appeared before the Board.

Michael Papaleo presented the door specs and cut sheets for 5 doors requested at the ARC Special Meeting on May 31, 2022.

Chris Hanson moved to accept the application as submitted.
The Chairperson seconded the motion.
The motion passed unanimously via roll-call vote.

AR 2021-112

Applicant: David Kenan
Owner: David Kenan and Nadela Kenan
Location: 278 Liberty Street

Returning for determination to repair wood trim, replace existing slate, and paint using colors from the Benjamin Moore Historic color palette.

David Kenan and Justine Headen appeared before the Board.

Ms. Headen gave an update on the submission.

Mr. Kelly asked the application is for a total roof replacement.

Ms. Headen said only the parts of the roof that are slate.

Mr. Kelly asked if there were any plans to reuse the slate.

Ms. Headen said yes, to use as a future walkway.

Mr. Hanson spoke in favor of the synthetic slate material and cedar shingle replacement on the bay window.

Mr. Nato agreed.

Mr. Carter requested a paint swatch from the Historic Color Palette for the cedar shingles on the bay window. He asked about the previously requested flashing detail and plans for gutter replacement.

The Chairperson reiterated that the focus should be on roof and shingle materials only, as that is the nature of the application before the Board.

The Board agreed on the synthetic roof material and cedar shingle replacement.

The applicant requested a table of its application for submission of remaining details, including a paint swatch from the Historic Color Palette, flashing, and gutter replacement detail.

AR 2022-066

Applicant: Gerald Brauer / Go Permits
Owner: Jeremy Parker and Carlos Aguilar Breton
Location: 23 Farrington Street

Application to install new windows.

Carlton Stone appeared before the Board and presented the window specifications requested at the ARC Special Meeting of May 31, 2022.

Chris Hanson moved to accept the application as submitted.
The Chairperson seconded the motion.
The motion passed unanimously via roll-call vote.

AR 2022-073

Applicant: LAN Associates E.P.A., LLP
Owner: Cornerstone Family Healthcare / David Jolly C.O.O
Location: 100 Broadway

Application to install egress staircase, install HV units, install new windows and remove existing chimneys.

Peter Manouvelos appeared before the Board and addressed the details requested at the ARC Special Meeting of May 31, 2022.

The Assistant Corporation Counsel noted that the proposal appeared to encroach onto City-owned property. He said that prior to construction, the applicant would need to secure an encroachment agreement authorized by the City Council. He said any potential ARC approval is for design elements only and should not be construed as an approval of encroachment on or over any City-owned property.

Carson Carter moved to accept the application as submitted.
Chris Hanson seconded the motion.
The motion passed unanimously via roll-call vote.

AR 2022-011

Applicant: Rashidah Green-Sherman
Owner: Doti Ventures LLC
Location: 118 Dubois Street

James Kelly recused himself from the application.

Returning for determination of the 1st floor porches, rear spiral staircase and 1st & 2nd floor rear porches portions of the application.

Rashidah Green-Sherman and Dan Harris appeared before the Board.

Ms. Green-Sherman gave an overview of the changes requested at the ARC April 2022 meeting.

Mr. Hanson asked for detail on the back porch columns.

Ms. Green-Sherman said turned wood column.

Mr. Nato asked the column shape.

Ms. Green-Sherman said square, round, square.

Chris Hanson moved to accept the application as submitted.

Gregory Nato seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2022-038

Applicant: Gibbons Engineering
Owner: Sarah Mekhail
Location: 31 Johnston Street

Returning for determination to install new windows, install new front door and paint using colors from the Benjamin Moore Historic color palette.

James Gibbons appeared before the Board and addressed the details requested at the April 2022 meeting.

Mr. Gibbons asked if aluminum windows could be considered for approval.

Mr. Hanson said clad wood windows are preferable.

Mr. Kelly agreed with clad wood windows.

Mr. Nato agreed with clad wood windows.

Mr. Carter agreed with clad wood windows and asked if more detail can be put into the solid panel below the ground floor storefront window to match the panels of the bay windows above.

Mr. Kelly agreed to both comments made.

Mr. Buonanno agreed to both comments made.

The Chairperson agreed to both comments made.

The Board agreed with submission of window specification: Pella, 2/2 wood clad windows and bay window treatment.

The applicant requested a table of its the application for detail submission of the storefront panel.

AR 2021-003

Applicant: Alvin Moonesar
Owner: VIP Partners LLC
Location: 87 William Street

Returning for determination on storefront.

Alvin Moonesar appeared before the Board and addressed the changes made to the storefront design.

The Chairperson moved to accept the application as submitted.

Chris Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2022-007

Applicant: Rashell Villa
Owner: Rashell Villa
Location: 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.

Michael Henderson appeared before the Board and gave an overview of details requested at the ARC April 2022 meeting.

Mr. Hanson said the submission lacks door measurements and asked about the window replacement.

Mr. Henderson said the existing 1st floor and 3rd story windows will remain.

Mr. Kelly said the original sidelights were 1/1 and not as large as reflected on the rendering and asked about the pilasters.

Mr. Henderson confirmed the pilasters are all existing and will remain untouched.

Mr. Nato said the dimensions are not represented correctly on the submitted rendering.

Mr. Carter said work continues to be performed without ARC approval, as he observes it on a nearly daily basis. He said the windows, painting, driveway, roof replacement, shakes on the Courtney Avenue side and removal of the chimneys have all been altered or deleted without approvals. He requested putting work back the way it was originally and showing some proof of the existing conditions prior to the work commencing.

The Chairperson requested the rendering to reflect the door detail with the measurements

The applicant requested a table of its application for additional details.

AR 2022-079

Applicant: JRK Restoration LLC / James R. Kelly
Owner: 74 Carson, LLC
Location: 74 Carson Avenue

James Kelly recused himself from the application.

Application to install new windows.

James Kelly appeared before the Board and gave an overview of details requested at the ARC Special Meeting on May 31, 2022.

Mr. Carter asked if window installation is for the ground floor only.

Mr. Kelly said it is for the 2nd and 3rd floor windows, excluding the west façade. The replacement windows submitted for consideration would not fit into the ground floor molding.

Mr. Hanson asked if the windows are 4/4 style.

Mr. Kelly confirmed.

Mr. Nato spoke in favor of the dimensions and fitting the windows into the openings.

Mr. Carter said he is not in favor of the dimensions, but it is an upgrade to the building as it currently is.

Mr. Buonanno and the Chairperson agreed.

The Chairperson asked if the windows are true divided light.

Mr. Kelly said they were not.

The Chairperson moved to accept the application as submitted.

Chris Hanson seconded the motion.

The motion was denied 6-0 via roll-call vote.

AR 2022-080

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

Application to install new gate doors.

Erik Cooney appeared before the Board and gave an overview of the proposed project.

The Chairperson moved to accept the application as submitted.

Carson Carter seconded the motion.

The motion passed unanimously via roll-call vote.

NEW BUSINESS

AR 2022-082

Applicant: John V. Waters
Owner: Dubois Street Associates LLC
Location: 27 Dubois Street

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

Kristine Magliano and Sokol Binakaj appeared before the Board.

Ms. Magliano gave an overview of the proposed project.

The Chairperson said historically buildings were painted to protect the soft brick. Removing the paint would remove the protective glazing.

Mr. Kelly said historically the front entrance door was a double-door. He requested painting details.

Ms. Magliano said they follow the NPS Preservation Brief #1 for painting.

Mr. Nato asked if there are plans to replace the missing brackets under the gutter shown on the rear elevation.

Ms. Magliano confirmed.

Mr. Carter said he would like to see the return of the double-door and arched windows. He asked about the missing roof slate and Yankee Gutter.

Ms. Magliano said they are replacing in kind; any missing slate tiles will be replaced with slate and repair of the Yankee Gutter, installing new downspouts as they are missing.

The Chairperson recommended taking a picture of the window from the inside to confirm its original shape.

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 its application for additional details.

AR 2022-084

Applicant: Cian Hamill
Owner: 79 Chambers Street Property Owner LLC
Location: 77 Chambers Street

Application 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.

Cian Hamill and Mian Ye appeared before the Board.

Mr. Hamill gave an overview of the proposed project.

Mr. Hanson said it appears the windows were true arched topped windows.

Mr. Kelly agreed. He said the front entrance door would have historically been glazed paneled.

Mr. Buonanno asked the Board about height requirements regarding the rear fence.

The Chairperson referred to the East End Historic District Guidelines for fencing.

Mr. Kelly asked the applicant if they would consider revising the fence material and height to meet the guidelines.

Mr. Hamill agreed.

The Chairperson asked if the ground level windows will be restored.

Mr. Ye confirmed and said there is an additional entrance way under the stoop.

Mr. Buonanno requested submission of an elevation showing the proposed changes.

The Chairperson recommended taking a picture of the window from the inside to confirm its original shape.

Mr. Carter asked about the shingled over slate roof pieces located on the southern elevation and asked if the slate is salvageable.

Mr. Ye said that the slate is in disrepair and in some areas missing it would be difficult to replicate.

Mr. Carter asked about the disproportionate chimney heights and are there plans to renovate.

Mr. Hamill said there are no plans to touch the chimneys.

Mr. Nato asked to reconsider as the chimneys are an important elevation for the building.

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 its application for additional details.

AR 2022-085

Applicant: Rainbow Pools
Owner: Lester Bussey & Tooraj Kavoussi
Location: 346 Grand Street

Application to install new fence.

Lynne Theodoseau and Lester Bussey appeared before the Board.

Ms. Theodoseau gave an overview of the proposed project.

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 accept the application as submitted, subject to the following conditions:

- The front façade fence shall be no higher than 48 inches tall.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2022-086

Applicant: Robert Fontaine
Owner: Industrial House LLC & Monica Coronatti
Location: 47 Lander Street & 47b Lander Street

Application seeking ratification of previously renovated storefronts and painting of 47b using color from Historic Color palette. Seeking approval to install new lighting, restore storefront cornice, removal of paint from brick and repair of cornice and soffit.

Robert Fontaine appeared before the Board and gave an overview of the proposed project.

The Chairperson said power washing cannot be performed on that type of brick.

Mr. Kelly agreed and said that although the building was painted it would have had an original mineral glaze underneath the paint that power washing would remove.

Mr. Hanson requested submission of the storefront cornice design.

Mr. Nato agreed and requested a lighting spec as well.

Mr. Carter agreed and said there is an intact glaze remaining on the brick and recommended cleaning the brick and not power washing.

Mr. Buonanno agreed.

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 its application for additional details, including storefront cornice detail.

AR 2022-089

Applicant: Silento Thomas
Owner: Silento Thomas & Danielle Sweet
Location: 2 Riverview Place

Application to restore first floor roof, replace existing porch posts and install new siding.

Silento Thomas and Danielle Sweet appeared before the Board.

Mr. Thomas gave an overview of the proposed project.

Mr. Nato asked if the porch columns match the first-floor posts.

Mr. Thomas confirmed.

Mr. Carter asked what the porch roof material will be.

Mr. Kelly recommended EPDM material.

Mr. Carter asked if they are using a wood grain or smooth finish Hardie Board siding.

Mr. Thomas said wood grain.

Mr. Carter recommended a flat 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 accept the application as submitted, subject to the following conditions:

- The porch roof shall be an EPDM or solid membrane material (no shingles allowed).
- The Hardie Board siding shall be a smooth finish with an identical reveal to the original siding underneath.
- The paint shall be from a Historic Color Palette and matched as close as possible to the Hardie Board siding color.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

With no further business to discuss, the meeting adjourned at 11:07 p.m.

Respectfully Submitted:

Approved:

J.K. Gentile, Secretary

Michele Basch, Chairperson