

**MINUTES**  
**ARCHITECTURAL REVIEW COMMISSION**  
Meeting of July 12, 2022

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, July 12, 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  
Schnekwa McNeil (Alternate)

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

Meeting called to order at 6:36 p.m.

**Minutes of the May 31, 2022 Special Meeting**

Gregory Nato moved to accept the minutes from the May 2022 ARC Special Meeting.  
Carson Carter seconded the motion.  
The motion passed 6-1 via roll-call vote.

**CONSENT AGENDA**

Michael Buonanno recused himself from the Consent Agenda vote.

**AR 2022-091**

**Applicant:** Alvin Moonesar  
**Owner:** VIP Partners LLC  
**Location:** 89 William Street

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

**AR 2022-092**

**Applicant:** Eli Vaknin  
**Owner:** SHAI, LLC  
**Location:** 186 Dubois Street

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

**AR 2022-093**

**Applicant:** Eli Vaknin  
**Owner:** Otherside Properties, LLC  
**Location:** 113 William Street

Painting using colors from the Benjamin Moore Historic color palette.

**AR 2022-094**

**Applicant:** Eli Vaknin  
**Owner:** NHV Associates LLC  
**Location:** 343 Liberty Street

Painting using colors from the Benjamin Moore Historic color palette.

**AR 2022-095**

**Applicant:** Eli Vaknin  
**Owner:** New Hudson LLC  
**Location:** 345 Liberty Street

Painting using colors from the Benjamin Moore Historic color palette.

**AR 2022-096**

**Applicant:** Michael Buonanno  
**Owner:** Michael Buonanno and Brian Palomino  
**Location:** 61 Clinton Street

Replace front entrance two panel door with custom made two panel door to match existing size, style, color and material.

**AR 2022-097**

**Applicant:** Roberto Brambilla  
**Owner:** Riverscapes, LLC  
**Location:** 282 Grand Street

Painting using colors from the Benjamin Moore Historic color palette.

**AR 2022-098**

**Applicant:** Alvin Moonesar  
**Owners:** Eliran Fanish  
**Location:** 61 Beacon Street

Painting using colors from the Benjamin Moore Historic color palette.

James Kelly moved to approve the Consent Agenda as submitted.

Chris Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

### **OLD BUSINESS**

#### **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.

Matthew Cordone and Sokol Binakaj appeared before the Board.

The Chairperson asked the applicant to explain the technique proposed to remove paint from the brick.

Mr. Cordone said they will use a degreaser method to remove the loose paint. He said they will not scrape the paint nor expose any friable lead material into the air.

Mr. Hanson asked if it is a stick and peel method and to confirm that the building will not be power washed.

Mr. Cordone confirmed.

The Chairperson moved to open the public hearing.

There was no one present for or against the application.

The Chairperson moved to close the public hearing.

The Chairperson moved to approve the application 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 2022-043**

**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.

Matthew Cordone and Sokol Binakaj appeared before the Board for applications AR 2022-040, AR 2022-041, AR 2022-043, AR 2022-044, and AR 2022-045.

Mr. Binakaj said they will use a degreaser method to remove the loose paint. He said once the paint is removed they add a potassium silicate coating and stain that is vapor permeable. Any necessary repointing will be completed prior to the potassium silicate application.

Mr. Kelly asked if it is a clear coating or a color.

Mr. Binakaj said a pigmented coating within the Historic Color palette.

The Chairperson moved to open the public hearing for applications AR 2022-040, AR 2022-041, AR 2022-043, AR 2022-044, and AR 2022-045.

There was no one present for or against the application.  
The Chairperson moved to close the public hearing.

**AR 2022-040**

James Kelly moved to approve the application as submitted.  
The Chairperson seconded the motion.  
The motion passed unanimously via roll call vote.

**AR 2022-041**

Chris Hanson moved to approve the application as submitted.  
James Kelly seconded the motion.  
The motion passed unanimously via roll call vote.

**AR 2022-043**

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

**AR 2022-044**

Chris Hanson moved to approve the application as submitted.  
James Kelly seconded the motion.  
The motion passed unanimously via roll call vote.

**AR 2022-045**

Chris Hanson moved to approve the application as submitted.  
James Kelly seconded the motion.  
The motion passed unanimously via roll call vote.

**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 68 LLC  
**Owner:** Newburgh SHG 68 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.

Adam Shayenfekr appeared before the Board for applications AR-2022-48, AR2022-49, AR 2022-50, AR2022-056, AR2022-061 and AR2022-063. He gave an overview of requested details from the June 2022 meeting. He said they will be using a gentle power wash on the brick as a cleaning measure before repainting. He confirmed they are not power washing to remove any paint.

The Chairperson asked the applicant to confirm the colors being used.

Mr. Shayenfekr presented the color swatches.

The Chairperson moved to open the public hearing for applications AR-2022-48, AR2022-49, AR 2022-50, AR2022-056, AR2022-061 and AR2022-063.

There was no one present for or against the application.

The Chairperson moved to close the public hearing.

**AR 2022-048**

Carson Carter moved to approve the application as submitted, subject to the following condition:

- Terracotta cap shall not be painted.

Chris Hanson seconded the motion.

The motion passed unanimously via roll call vote.

**AR 2022-049**

Chris Hanson moved to approve the application as submitted, subject to the following condition:

- Addition to the submitted application to allow the deck, stoop, and fence to be painted in Benjamin Moore Historic Color, HC-154, "Hale Navy"

James Kelly seconded the motion.

The motion passed unanimously via roll call vote.

**AR 2022-050**

Carson Carter moved to approve the application as submitted, subject to the following condition:

- Addition to the submitted application to allow the stoop and window trim to be painted in Benjamin Moore Historic Color, HC-154, "Hale Navy"

The Chairperson seconded the motion.

The motion passed unanimously via roll call vote.

**AR 2022-056**

James Kelly moved to approve the application as submitted.

Chris Hanson seconded the motion.

The motion passed unanimously via roll call vote.

**AR 2022-061**

Carson Carter moved to approve the application as submitted, subject to the following condition:

- Painting shall be allowed only of the door, the cornice, and the window trims. The color shall be only in Benjamin Moore Historic Color, HC-27, "Monterey White"

Chris Hanson seconded the motion.

The motion passed unanimously via roll call vote.

**AR 2022-063**

Chris Hanson moved to approve the application as submitted.

Carson Carter seconded the motion.

The motion passed unanimously via roll call vote.

**AR 2022-082**

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

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

Sokol Binakaj and Matthew Cordone appeared before the Board.

Mr. Binakaj gave an overview of the details requested at the June 2022 meeting. He said the historic window trims are still in place. He said they spoke with SHPO representatives, and they recommended maintaining the trims on the interior of the building which limits the options for a window arch. He said they would like to replace the windows with a rectangle, 1/1 configuration, wood window. He said they are unable to operate a double door as requested due to the limited opening.

Mr. Cordone added that to comply with the Americans with Disabilities Act one of the doors would have to be at least 32” wide.

The applicant requested a table of its application for further detail submission of the windows and double door.

**AR 2022-086**

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

Application seeking ratification of previously renovated storefronts and painting of 47b Lander Street 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 details requested at the June 2022 meeting.

Mr. Kelly asked if there are bookend corbels for each side of the storefront.

Mr. Fontaine said no but that he is going to replicate them. He presented an example.

The Chairperson asked the applicant to explain the technique proposed to power wash the brick.

Mr. Fontaine said he will not be power washing the building. He said he will be using baking soda, muriatic acid and mild detergent wash to remove the peeling paint off the brick by hand.

Due to the applicant’s technical difficulties in connecting to the videoconference, the application was tabled for next meeting.



**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.

Justine Headen appeared before the Board and gave an overview of the details requested at the June 2022 meeting.

Chris Hanson moved to approve the application as submitted, subject to the following conditions:

- Applicant has the option to select EPDM or copper for the gutter troughs
- The rolled ridge cap, finial and any visible metal shall be made of copper
- Applicant has the option to select copper or galvanized steel for the downspouts
- The front turret on the third story shall be of real cedar wood, no SDS

James Kelly seconded the motion.

The motion passed unanimously via roll call vote.

**AR 2022-069**

**Applicant:** Chris Berg/Berg + Moss Architects  
**Owner:** Newburgh SHG 82 LLC  
**Location:** 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

Chris Berg appeared before the Board and gave an overview of the details requested at the May 2022 meeting. He said that the existing street signage on the building will remain.

Chris Hanson moved to approve the application as submitted.

Carter Carson seconded the motion.

The motion passed unanimously via roll call vote.

**AR 2022-068**

**Applicant:** Chris Berg/Berg + Moss Architects  
**Owner:** 47-49 Liberty LLC  
**Location:** 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.

Chris Berg, Dan Gilbert and Eli Vaknin appeared before the Board.

Mr. Gilbert gave an overview of the details requested at the May 2022 meeting.

Mr. Kelly referred to the East End Historic Guidelines regarding new construction should be distinguished as different than the original construction.

The applicant requested a table of the application based on the Board's feedback.

**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. Carter asked about the removal of the chimneys.

Mr. Henderson said the owner claims the chimneys were never there.

Mr. Hanson asked if the chimney can be restored to its original location.

The Assistant Corporation Counsel recommended that if the Board would like to see the incorporation of chimney details into the existing design, those details should be added into the plan with location, dimensions and material for one vote on the entire application.

The applicant requested a table of its the application for detail submission of the chimney restoration.

**AR 2022-074**

**Applicant:** Christian Park  
**Owner:** Christian Park  
**Location:** 81 Nicoll Street

Application to install walkway.

Christian Park appeared before the Board and gave an overview of the proposed project.

Mr. Hanson asked about the fire window well.

Mr. Park said the walkway would be placed around the well.

Mr. Hanson asked he if he will be placing a security rail around the window well.

Mr. Park said he had no plans for it.

The Code Compliance Supervisor said code dictates if a railing is placed it no longer operates as an emergency escape opening.

The Chairperson moved to open the public hearing.

There was no one present for or against the application.

The Chairperson moved to close the public hearing.

Chris Hanson moved to approve the application as submitted.

The Chairperson seconded the motion.

The motion passed unanimously via roll call vote.

**AR 2021-006**

**Applicant:** Erik Cooney  
**Owner:** 56 Chambers, LLC  
**Location:** 56 Chambers Street

Amendment to a May 31, 2022 approved application.

Application to substitute previously 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 an October 12, 2021 approved application.

Application to substitute approved painting of the building in kind to masonry mineral paint treatment.

James Kelly recused himself from vote.

Chris Hanson moved to approve the application as submitted, subject to the following conditions:

- Windows shall be square top as they were originally and the applicant shall have the option of installing 2/2 or 6/6 window styles
- Building shall be painted with a mineral paint treatment, color to be determined at a later date

The Chairperson seconded the motion.

The motion passed unanimously via roll call vote.

**AR 2022-084**

**Applicant:** Cian Hamill  
**Owner:** 79 Chambers Street Property Owner LLC  
**Location:** 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.

Cian Hamill and Mian Ye appeared before the Board.

Mr. Hamill gave an overview of the details requested at the June 2022 meeting.

Mr. Carter prefers arch top windows and would like to see the rear fence painted.

Mr. Hanson prefers arch top windows, 2/2 configuration.

Mr. Kelly prefers 2/2 window configuration.

Mr. Buonanno prefers arch top windows, 2/2 configuration.

Ms. McNeil prefers 2/2 configuration. She said she prefers wood railings as opposed to the wrought iron.

Mr. Nash prefers 2/2 configuration and would like to see the rear fence painted. He said he likes the black painted foundation.

The Chairperson said she is comfortable with the window configuration being decided on by the applicant and architect.

Mr. Kelly asked if there are plans to restore the water table.

Mr. Hamill said the water table is missing from the side. He said it would be restored on the Chambers Street side.

The Chairperson moved to open the public hearing.

There was no one present for or against the application.

The Chairperson moved to close the public hearing.

Carson Carter moved to approve the application as submitted, subject to the following conditions:

- The applicant shall also have the option of installing 2/2 or 6/6 window styles
- Fence shall be painted a color within the historic color palette

The Chairperson seconded the motion.

The motion passed unanimously via roll call vote.

### **AR 2021-020**

**Applicant:** William Cappelletti  
**Owner:** William Cappelletti  
**Location:** 172 Dubois Street

Returning for determination to install a sign.

Mr. Cappelletti appeared before the Board and gave an overview of the proposed sign.

The Chairperson asked about the sign material.

Mr. Cappelletti said injection molded plastic.

Mr. Kelly asked if the molded plastic is pre-painted.

Mr. Cappelletti said the molded plastic is pre-painted.

Mr. Nato asked what color the sign placard will be.

Mr. Cappelletti said black.

Mr. Hanson asked about sign lighting.

Mr. Cappelletti said there are existing lights on the building façade.

Chris Hanson moved to approve the application as submitted.

The Chairperson seconded the motion.

The motion passed unanimously via roll call vote.

### **NEW BUSINESS**

#### **AR 2022-088**

**Applicant:** Karen L. Davis  
**Owner:** Karen L. Davis  
**Location:** 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.

Karen David appeared before the Board and gave an overview of the proposed project.

The Chairperson moved to open the public hearing.

There was no one present for or against the application.

The Chairperson moved to close the public hearing.

Chris Hanson moved to approve the application as submitted.

Carter Carson seconded the motion.

The motion passed unanimously via roll call vote.

#### **AR 2022-099**

**Applicant:** Dawn Liberi  
**Owner:** Dawn M. Liberi  
**Location:** 70 Johnes Street, apt.#203E

Application seeking ratification for installation of new windows.

Dawn Liberi appeared before the Board and gave an overview of the completed project. She said she made her window presentation to her Homeowners' Association Board about three years ago. The HOA approved the windows. She said she is before the ARC now as she received a violation

from the City of Newburgh Building Department.

Mr. Hanson said if the HOA Board made a ruling to approve windows not within the East End Historic District guidelines, the unit owner also needed to present before the ARC Board for approval of those same windows.

Mr. Buonanno and Mr. Nato agreed.

Ms. Flanagan said if the ARC ratifies this interpretation of the East End Historic guidelines it will establish a precedent for further approvals.

Ms. McNeil said the windows are not historically accurate.

Mr. Carter asked if these windows are being used on other units.

Ms. Liberi is not certain of the windows for the new development. She said that the unit owner approaches the HOA for their own proposals.

The Chairperson moved to open the public hearing.

There was no one present for or against the application.

The Chairperson moved to close the public hearing.

The applicant requested a table of its the application.

### **AR 2022-108**

**Applicant:** Mariano Thompson  
**Owner:** North Street Capital III LLC  
**Location:** 363-369 Liberty Street

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

Mariano Thompson appeared before the Board and gave an overview of the proposed project. He said they will be removing chipped paint only using a mist scaping method. He said the scaping is done only by hand pressure. He said no machine will be used to remove the chipping paint.

The Chairperson moved to open the public hearing.

There was no one present for or against the application.

The Chairperson moved to close the public hearing.

Ms. Flanagan referred to the East End Historic Guidelines.

Mr. Kelly asked if the paint has been tested positive for lead.

Mr. Thompson confirmed. He said the method they are using was recommended by the Orange County Department of Health.

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

**AR 2022-109**

**Applicant:** Naomi Miller  
**Owners:** Naomi Gail Miller  
David Louis Miller  
Ann Farner Miller  
**Location:** 27 E. Parmenter Street

Application to install mini split inverter.

Chris Hanson recused himself from vote.

Naomi Miller appeared before the Board gave an overview of the proposed project.

Ms. Flanagan asked about plans to screen the unit.

Ms. Miller said her contractor has concerns that screening would block the free flow of air.

The Chairperson moved to open the public hearing.

There was no one present for or against the application.

The Chairperson moved to close the public hearing.

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

**AR 2022-100**

**Applicant:** Jeff Wilkinson, RA  
**Owner:** Newburgh Community Land Bank, Inc  
**Location:** 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.

Jeff Wilkinson appeared before the Board and gave an overview of the proposed project.

The Chairperson moved to open the public hearing.

There was no one present for or against the application.

The Chairperson moved to close the public hearing.

James Kelly moved to approve the application as submitted.  
Carson Carter seconded the motion.  
The motion passed unanimously via roll call vote.

**AR 2022-101**

**Applicant:** Chris Berg/Berg + Moss Architects  
**Owner:** Aamir Mumtaz/Dupar Reality  
**Location:** 10 Dubois Street

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

Chris Berg appeared before the Board and gave a brief overview of the project.

The Chairperson asked why the solar panels are located so high up.

Mr. Berg said they are setting them back from the street and placing them on stanchions, up off the roof surface to abide by Fire Department regulations.

Mr. Kelly referred to the East End Historic guideline and asked if the applicant would consider building a parapet wall.

The Chairperson asked if the solar panels can be positioned more towards the back to hide from street view.

Mr. Buonanno asked if a solar feasibility study has been completed.

Mr. Berg said the feasibility study has not been completed yet.

Mr. Hanson would like to see the solar panels concealed.

Mr. Buonanno agreed.

Mr. Carter agreed.

Ms. McNeil agreed.

Ms. Flanagan asked to confirm that the building is not aligning with the neighboring buildings.

Mr. Berg confirmed. He said a planter bed will be placed in front of the first- floor window to offer privacy and the planter bed extends to the property line.

Ms. Flanagan asked about the block of the blue bricks in the front façade.

Mr. Berg said the color adds to the design.

Mr. Kelly said he would like to see the blue bricks return farther around the corner.

The Chairperson moved to open the public hearing.



There was no one present for or against the application.

The Chairperson moved to close the public hearing.

The applicant requested a table of its application for submission of additional detail.

**AR 2022-102**

**Applicant:** Chris Berg/Berg + Moss Architects  
**Owner:** Nutopia Development Group  
**Location:** 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 the fire escapes and paint using colors from the Benjamin Moore Historic Color palette.

Albert Mizrahi and Chris Berg appeared before the Board.

Mr. Mizrahi gave a brief overview of the project.

Mr. Berg gave an overview of the details.

The Chairperson asked what type of mortar will be used to repoint the brick.

Mr. Berg said restoration mortar.

The Chairperson asked if they will be restoring the fire escape.

Mr. Berg said no, the fire escape is not necessary as the building will be fully sprinklered.

The Chairperson moved to open the public hearing.

There was no one present for or against the application.

The Chairperson moved to close the public hearing.

The Chairperson moved to approve application as submitted, subject to the following conditions:

- Soft lime mortar in classic Newburgh red (color) shall be used for all masonry
- Application regarding the front door shall be tabled.

Chris Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

**AR 2022-103**

**Applicant:** Chris Berg/Berg + Moss Architects  
**Owner:** Nutopia Development Group  
**Location:** 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.

Albert Mizrahi and Chris Berg appeared before the Board.

Mr. Mizrahi gave a brief overview of the project.

Mr. Berg gave an overview of the details.

Mr. Hanson asked to confirm the handicapped ramp will be located in the rear of the building.

Mr. Berg confirmed.

Mr. Carter asked about plans for the basement windows on the west elevation.

Mr. Berg said they will be restoring all the windows.

Mr. Carter asked if the bricked-up windows will be restored.

Mr. Mizrahi said they have no plans to open the bricked windows.

Mr. Carter asked if the date stone will be restored.

Mr. Mizrahi confirmed.

The Chairperson asked where they will be installing lighting.

Mr. Berg presented where the lights will be placed.

Mr. Carter asked if there are specs for the sconces.

Mr. Berg said not at this time.

The Chairperson moved to open the public hearing.

There was no one present for or against the application.

The Chairperson moved to close the public hearing.

Chris Hanson moved to approve application as submitted, subject to the following conditions:

- The existing two windows to remain and be repaired
- The bricked in windows to remain bricked in
- Soft lime mortar in classic Newburgh red (color) shall be used for all masonry

- Application regarding the lighting spec shall be tabled.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

### **AR 2022-103**

**Applicant:** Chris Berg/Berg + Moss Architects  
**Owner:** Nutopia Development Group  
**Location:** 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.

Albert Mizrahi and Chris Berg appeared before the Board.

Mr. Mizrahi gave a brief overview of the project.

Mr. Berg gave an overview of the details.

Mr. Hanson asked if the historic front doors are inside the house.

Mr. Mizrahi said the doors are not inside the house.

The Chairperson moved to open the public hearing.

There was no one present for or against the application.

The Chairperson moved to close the public hearing.

The applicant requested a table of its application for submission of additional detail.

### **AR 2022-105**

**Applicant:** Chris Berg/Berg + Moss Architects  
**Owner:** Newburgh SHG 8 LLC  
**Location:** 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

Chris Berg appeared before the Board and gave a brief overview of the project.

Mr. Carter presented a historic photo of the building.

The Chairperson moved to open the public hearing.

There was no one present for or against the application.

The Chairperson moved to keep the public hearing open.

The applicant requested a table of its application for consideration of a new design.

**AR 2022-106**

**Applicant:** Eli Vaknin  
**Owner:** Hudson Warchest LLC  
**Location:** 36 S. Miller Street

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

Eli Vaknin and Dan Gilbert appeared before the Board.

Mr. Vaknin gave an overview of the details.

Mr. Kelly asked what the true brick to brick opening is.

Mr. Vaknin was not certain of the brick-to-brick measurement.

Mr. Carter asked about the existing transom.

Mr. Gilbert said the transom will be replaced with new glass.

Mr. Carter asked about the lintels.

Mr. Gilbert said the lintels have deteriorated.

The Chairperson asked about the utility meter in the front of the building.

Mr. Gilbert said the utility meter cannot be moved from the front as there are narrow alleyways on both sides of the building.

Mr. Kelly asked about the stoop.

Mr. Gilbert said it will stay the same.

The Chairperson moved to open the public hearing.

There was no one present for or against the application.

The Chairperson moved to close the public hearing.

The Chairperson moved to accept the application as submitted, but tabling the portion of the application regarding the door.

Carson Carter seconded the motion.

The motion passed unanimously via roll-call vote.

**AR 2022-107**

**Applicant:** Wendy Smith  
**Owner:** Wendy Smith  
**Location:** 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.

Chris Hanson recused himself from vote.

Wendy Smith and William Rockwell appeared before the Board.

Ms. Smith gave an overview of the proposed project.

Mr. Rockwell gave an overview of the details.

Mr. Nato said the Velux skylight does not line up to the windows below.

Mr. Rockwell said he is aligning the Velux skylight to the cupola and not the floor below. He said it is only seen by the side and not the street

Mr. Carter asked the proposed brick treatment.

Mr. Rockwell said he has not selected a treatment yet and will find an appropriate treatment.

Mr. Carter requested using a true lime mortar.

Ms. Flanagan requesting the exterior paint selection to be within the Historic Color Palette.

Mr. Kelly said the changes to the roof line and non-true divided light windows are not historically accurate. He said the project is very large and will need more time to review.

Ms. McNeil agreed. She asked the total number of doors.

Mr. Rockwell said six excluding the carriage openings.

Ms. McNeil asked how many of the doors need repair.

Mr. Rockwell said all six.

The Chairperson agreed with Mr. Kelly. She said there are many changes that she would like to review one piece at a time to give due diligence to this important project.

The Chairperson moved to open the public hearing.

There was no one present for or against the application.

The Chairperson moved to keep the public hearing open.

The applicant tabled the application for submission of additional details.

With no further business to discuss, the meeting adjourned at 12:38 a.m.

Respectfully Submitted:

Approved:

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J.K. Gentile, Secretary

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Michele Basch, Chairperson