

MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of January 10, 2023

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, January 10, 2023 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
James Kelly
Gregory Nato

Absent: Kate Flanagan
Chris Hanson
Schnekwa McNeil

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

Meeting called to order at 6:29 p.m.

Minutes of the December 13, 2022 Meeting

James Kelly moved to accept the minutes from the December 2022 ARC meeting.
Gregory Nato seconded the motion.
The motion passed unanimously via roll-call vote.

CONSENT AGENDA

AR 2023-001

Applicant: Tammy H. Barnett, Ed.D.
Owner: Nora Cronin Presentation Academy
Location: 69 Bay View Terrace

Application to install a sign.

AR 2023-002

Applicant: Cian Hamill and Mian Ye
Owner: City of Newburgh
Location: 207 Liberty Street

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

Gregory Nato moved to approve the Consent Agenda as submitted.
Michele Basch seconded the motion.
The motion passed unanimously via roll-call vote.

OLD BUSINESS

AR 2021-089

Applicant: Juan Galaviz
Owner: JNI Realty Corp.
Location: 159 Liberty Street

Returning for determination on front entrance floor material.

Juan Galaviz appeared before the Board and gave an overview of the front entrance floor material detail requested by the Board at the November meeting.

The Chairperson asked the type of tile being proposed.

Mr. Galaviz said it is a brick terracotta tile.

James Kelly 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

Returning for determination on the spandrel hood.

James Kelly recused himself from vote.

James Kelly appeared before the Board and gave an overview of the spandrel hood details.

Gregory Nato moved to approve the application as submitted.

Carson Carter seconded the motion.
The motion passed unanimously via roll-call vote.

NEW BUSINESS

AR 2023-003

Applicant: Svetlana Tchirkova
Owner: Svetlana Tchirkova
Location: 111 First Street

Application to install a fence.

Svetlana Tchirkova and Jeremiah Putnam appeared before the Board.

Ms. Tchirkova and gave an overview of the proposed project.

The Chairperson asked the height of the proposed fence.

Ms. Tchirkova said it would be a six-foot-high fence.

The Chairperson read from the East End Historic District guidelines regarding fences.

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 to table the application for further submission of option #2, which included a 5-foot fence and an in-swinging gate, along with paint color details.

AR 2023-004

Applicant: Berg + Moss Architects / Chris Berg
Owner: Yachtisse LLC
Location: 236 Liberty Street

Application to restore an existing storefront.

Chris Berg appeared before the Board and gave an overview of the proposed project.

Mr. Kelly said there is no proposed transom. He asked if that is because there is a dropped ceiling in the hallway.

Mr. Berg confirmed and said there is no proposed work for the hallway.

Mr. Kelly asked for the location of the cast iron columns

Mr. Berg said one column on each end and one that separates the storefront from the residential.

Mr. Kelly asked if they are rounded columns.

Mr. Berg said the columns are rectangular and deep.

Mr. Carter asked about the residential entrance sidelights.

Mr. Berg said the residential entrance sidelights will remain solid.

Mr. Kelly asked where the sideboard terminates at the quoins, and whether there are plans to flash them into the pointing.

Mr. Berg said they could extend the sideboard to the corner.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Gregory Nato moved to approve the application as submitted.

Michael Buonanno seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2023-005

Applicant: Berg + Moss Architects / Chris Berg
Owner: 35 Johnston LLC
Location: 35 Johnston Street

Application to construct a new, 3-story, infill building in an existing vacant lot.

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

Chris Berg gave an overview of the proposed project.

Mr. Kelly said he prefers the 1/1 style windows.

Mr. Carter asked about plans for the sidewalks.

Mr. Berg said the sidewalks are in good condition. He said there are proposed plans to trench the sidewalk for utilities and that any necessary repairs would fall under the 8 foot section rule.

The Chairperson asked what the façade materials will be.

Mr. Berg said a simple 4” cement clapboard-style siding. He said the accent piece in the middle will also be cement board.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Kelly asked what the window material will be.

Mr. Berg said aluminum clad wood windows.

James Kelly moved to approve the application as submitted, subject to the following conditions:

- The windows shall be 1/1, aluminum clad wood.

Carson Carter seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2023-006

Applicant:	Berg + Moss Architects / Jonathan Moss
Owner:	Newburgh SHG 8 LLC Newburgh SHG 9 LLC Newburgh SHG 10 LLC
Location:	150-156 Broadway

Application to construct a new 5-story infill mixed-use building in an existing vacant lot.

Jonathan Moss appeared before the Board and gave an overview of the proposed project.

The Chairperson asked what type of materials will be used for the façade.

Mr. Moss said the pink colored façade material is thin brick, the black colored façade material is a composite aluminum panel or will be an aluminum cuprum and the grey colored façade material is Hardie plank flat panel.

Mr. Kelly asked what the window product will be.

Mr. Moss said aluminum clad wood window, 1/1 style.

Mr. Kelly asked the total height of the proposed building.

Mr. Moss said approximately 58 feet to the bulkhead.

The Board discussed the submission of a visual elevation study.

The Chairperson asked if they propose a living green roof.

Mr. Moss said they are proposing a recreation roof with plantings.

Mr. Carter asked about the proposed plans for the ground floor.

Mr. Moss said they have not secured whether it will be one or two tenants on the ground floor. He said it would not be more than two tenants for the ground floor.

Mr. Buonanno said the vertical bands that run all the way down the façade through the storefront is visually appealing and assists in separating the spaces if there should be two tenants.

Mr. Buonanno asked if they propose full height glazing for the storefront.

Mr. Moss said window calculations on the storefront have not been completed.

Mr. Carter asked about the plan for the sidewalks.

Mr. Moss said he would like to confirm what was previously discussed.

The Chairperson recommended tabling the application for the submission of additional storefront, sidewalk and height detail.

Mr. Moss asked the Board its consensus of this proposed 5-story building.

The Board said the general scale, height and general massing would be acceptable on Broadway. However, an elevation study would be helpful and appropriate.

Mr. Carter asked if the storefront columns are flushed with the plate glass.

Mr. Moss said the columns are “W sections”. He asked if they prefer the storefront window mullions expressed and not flushed.

Mr. Carter confirmed that preference.

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 to submit additional details.

AR 2023-007

Applicant: Mary A. Dillard
Owner: MA Burger LLC
Location: 205 Liberty Street

Application requesting ratification of work performed: installation of new windows, brick repointing, sidewalk restoration and installation of rear porches.

Mary Dillard appeared before the Board and gave an overview of the scope of work performed post fire.

The Chairperson asked if the rear porch will be painted after the wood has been cured.

Ms. Dillard confirmed.

Mr. Kelly asked if the window material is wood.

Ms. Dillard confirmed.

Mr. Nato asked what was done to the sidewalk.

Ms. Dillard said she leveled the blue stone sidewalk.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

The Chairperson moved to approve the application as submitted.

Carson Carter seconded the motion.

The motion passed unanimously via roll-call vote.

With no further business to discuss, the meeting adjourned at 7:45 p.m.

Respectfully Submitted:

J.K. Gentile, Secretary

Approved:

Michele Basch, Chairperson