

**MINUTES**  
**ARCHITECTURAL REVIEW COMMISSION**  
Meeting of January 11, 2022

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, January 11, 2022 at 6:30 p.m. using Zoom videoconference.

**Members Present:** Michele Basch, Chairperson  
Kate Flanagan  
Christopher Hanson  
James Kelly  
Reggie Young

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

Meeting called to order at 6:34 p.m.

**Minutes of the December 14, 2021 Meeting**

James Kelly moved to approve the minutes from the December 14, 2021 meeting as submitted. The Chairperson seconded the motion. The motion passed unanimously via roll call vote.

**OLD BUSINESS**

**AR 2021-113**

**Applicant:** Chris Damone  
**Owner:** Onyemaechi Aneke  
**Location:** 36 Dubois Street

Returning for determination to paint masonry using colors from the Benjamin Moore Historic color palette.

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

The Assistant Corporation Counsel reiterated for the Board that the concern from the last meeting’s consent agenda discussion was about the proposed application of the paint on masonry.

Mr. Kelly asked why paint when the weathered lime wash finish is preferred.

Mr. Hanson stated that FHA financing does not allow for peeling paint.

The Chairperson said what is up for Board discussion is not the paint color but whether or not the building should be painted at all.

Mr. Flanagan asked if there are applicable guidelines in this case.

The Chairperson referred to the guidelines.

Mr. Young said the Board has consistently ruled that brick buildings that have never been painted require a lime wash.

Mr. Damone said that there was a significant amount of peeling paint on the building already.

Mr. Young asked if that was lime wash paint that was peeling.

Mr. Damone said no.

Mr. Hanson said he agrees with Mr. Kelly on the aesthetics. He said his concern is the FHA loan considerations.

The Chairperson opened the public hearing.

No one was present for or against the application.

The Chairperson closed the public hearing.

The Chairperson moved to accept the application as submitted.

Reggie Young seconded the motion.

The motion passed 4-1 via roll-call vote.

### **AR 2021-103**

**Applicant:** Vera M. Best  
**Owner:** Vera M. Best  
**Location:** 206 Liberty Street

Returning for determination in install new windows and remove existing siding.

Philippe Pierre appeared before the Board and gave an update on the project.

Mr. Kelly asked if the windows are 1/1.

Mr. Young said the original sash appears to still remain on the third floor and asked if they could restore those three windows, their existing sash and bring back their original shape. Mr. Young asked if they are putting the siding on top of the asbestos shingles and framing the window trim. Mr. Young said without drawings it is not clear how they are executing the plans.

Mr. Pierre said it is an attempt to encapsulate the existing siding with a historic appropriate material. The window framing is compromised by moisture and needs replacement. The interiors of the third floor windows are in bad shape.

The Chairperson asked how far up do the 3<sup>rd</sup> floor windows go on the inside.

Mr. Young said they go all the way up to the top, they are shaped with an octagonal top.

Mr. Kelly asked how they propose to deal with the window casings sunken into the layered siding.

Mr. Pierre said a matched aluminum channel to accept the siding would make the border a typical construction detail.

Mr. Young said this is not necessary so in a historic district.

Mr. Hanson said a restoration of the 3<sup>rd</sup> floor octagonal shape is necessary in the historic district. He said siding that comes out beyond of the window framing causing the window trim to be recessed is not appropriate. He recommends removing the asbestos siding first and replacing with wood siding or building the trim out to have a proper junction with the siding otherwise you will have water going back into the building.

Ms. Flanagan shared the concerns of the Board members and requested submission of drawings.

The Chairperson opened the public hearing.

Carson Carter spoke about the need for drawings.

The Chairperson held the public hearing open.

The Chairperson moved to approve a portion of the application, specifically the removal of the existing siding, and return for the balance of application.

Chris Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

### **AR 2021-100**

**Applicant:** John Blesso  
**Owner:** John Blesso  
**Location:** 258 Montgomery Street

Returning for determination to add mansard roof to third floor, extend cornice, install new windows and doors, replace and extend decks, replace and extend retaining wall, replace and extend existing fence, replace existing concrete walkway to garden apartment and replace gutter downspouts.

John Blesso appeared before the Board and gave an update on the project.

Mr. Kelly asked if there will be copper flashing on the corners and the ridgeline of the mansard.

Mr. Blesso said yes, as well as the downspouts.

Mr. Hanson said the property sits lower with the adjacent property and matching the soffit and roof line to the adjacent property is changing the proportions of this building. He recommended the freeze board and roof step down.

The Chairperson asked if they are adding height to the second floor.

Mr. Blesso said the height is the same from the November submission. Upon Board comment, the mansard roof was too big so they raised the transition.

Mr. Hanson said the roof has to come down, keep freeze board where it is and do not add as much height.

The Chairperson opened the public hearing.

Judy Thomas said the corbel line of this home is not in line with the neighboring home.

The Chairperson held the public hearing open.

Mr. Kelly requested drawings reflecting the height change.

The Chairperson moved to table the application.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

### **AR 2021-035**

|                   |                           |
|-------------------|---------------------------|
| <b>Applicant:</b> | <b>Alina Preciado</b>     |
| <b>Owner:</b>     | <b>Alina Preciado</b>     |
| <b>Location:</b>  | <b>394 Liberty Street</b> |

Returning for determination on the porch.

James Kelly recused himself from the vote.

Alina Preciado appeared before the Board gave an overview of the proposed freeze/girder and reduction of the column on the porch.

Mr. Young asked if the freeze wraps around the house.

Ms. Preciado confirmed.

The Chairperson opened the public hearing.

No one was present for or against the application.

The Chairperson closed 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 2021-080**

**Applicant:**                      **Sims Foster**  
**Owner:**                         **Foster Supply Hospitality**  
**Location:**                      **48, 54, 62 Grand Street**

Returning for determination to convert structures into hotel and event space.

Matthew Milnamow and Jim Diana appeared before the Board.

Mr. Milnamow gave an overview of the current updates to the design of the buildings (YMCA and American Legion buildings) since last presentation to the Board in August 2021.

Mr. Diana gave an overview of the current updates to the design of the Event Space building (Masonic Temple) since last presentation to the Board in August 2021. He said they added an attached addition on the right back side of the building. The rooftop bar has been removed.

The Chairperson opened the public hearing.

AJ Coppola spoke against the contemporary additions.

The Chairperson closed 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 2021-114**

**Applicant:**                      **Ramirez Renovation**  
**Owner:**                         **Denis Cruz & Doris L. Alicea**  
**Location:**                      **35 Liberty Street WH**

Returning for determination to replace an existing 2-level deck

Miguel Ramirez and Cindy Krol appeared before the Board.

Mr. Ramirez gave an overview of the product specifications for the porch spindle and rails.

Mr. Kelly asked if the product is wood or composite.

Mr. Ramirez said composite.

Mr. Hanson asked for measurement details for the spindles, posts, handrails and steps.

Mr. Ramirez presented the measurements and site plan for review.

Mr. Kelly requested the porch, spindles and railings be made of wood.

Mr. Ramirez agreed.

The Chairperson opened the public hearing.

No one was present for or against the application.

The Chairperson closed the public hearing.

Chris Hanson moved to approve the application as submitted subject to the following conditions: the porch spindles and railings will be wood, with the spindles being a minimum of 2” in thickness, underneath the staircase the 4 x 4 pressure treated supports will be trimmed out in a 1/4” finished board with a capital and base.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

### **NEW BUSINESS**

#### **AR 2021-097**

**Applicant:** Adam Geiger  
**Owner:** Jacques Joseph  
**Location:** 419 Grand Street

Application to request ratification of previously installed fence.

Adam Geiger and Jacques Joseph appeared before the Board.

Adam Geiger gave an overview of the project.

Mr. Hanson asked about the placement of the fence.

Mr. Geiger said it separates from the neighboring driveway and creates a barrier.

Mr. Kelly asked about the wood retaining parapet.

Mr. Geiger said it was created to repair an opening caused by installation of a new gas line by Central Hudson.

Mr. Kelly requested the existing gully to be filled to match the elevation of the retaining wall.

Mr. Geiger agreed.

The Chairperson opened the public hearing.

No one present for or against the project.

The Chairperson closed the public hearing.

Chris Hanson moved to approve the application as submitted subject to the following conditions: no additional installation of pavement shall be allowed; any proposed installation of pavement or paved surfaces shall be the subject of a separate or amended application.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

**AR 2022-001**

**Applicant:** Washberth McKnight

**Owner:** Alfred Allen

**Location:** 178 Broadway

Application to request ratification of previously installed banner/sign.

Washberth McKnight appeared before the Board and gave an overview of the project.

Mr. Hanson asked if the sign is backlit.

Mr. McKnight said no.

Mr. Kelly asked if there was paint work done to the façade below the banner.

Mr. McKnight said no.

The Chairperson asked if this is a temporary banner.

Mr. McKnight said it was not the original intention, financial restraints were the reason for a vinyl banner.

The Chairperson asked if he would consider a painted sign.

Mr. McKnight said yes.

Mr. Young referred to the guidelines regarding signs.

The Chairperson said vinyl will deteriorate in time and a painted metal sign will last longer.

The Chairperson opened the public hearing.

No one present for or against the project.

The Chairperson closed the public hearing open.

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

**AR 2022-002**

**Applicant:** Michael H. Mamiye  
**Owner:** Nutopia Development, LLC  
**Location:** 140 Third Street

Application to install new windows, repair cornice, repoint brick, install new front door, install new wood stairs and paint using colors from the Benjamin Moore Historic color palette.

A.J. Coppola appeared before the Board and gave an overview of the project.

Mr. Kelly asked if the applicant would consider not having a side light transom on the front entrance. He said this is a Frank Estabrook In-Fill Building and it would have had a single large door.

Mr. Coppola said the entire width of the opening is 4 foot, 6 wide.

Mr. Young agreed with Mr. Kelly regarding the door treatment. He requested submission of a restoration design drawing.

Mr. Kelly agreed with the submission restoration design drawing, lending more information on the treatment of the lintel, parlor window, door, basement windows, stoop and railings for the stoop.

The Chairperson asked Mr. Coppola if he agreed to reference the original design.

Mr. Coppola agreed.

The Chairperson opened the public hearing.

Carson Carter spoke in favor of a restoring the building with historical accuracy.

The Chairperson held the public hearing open.

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

**AR 2022-003**

**Applicant:** John V. Waters  
**Owner:** 353 Liberty LLC  
**Location:** 353 Liberty Street

Application to install new windows, remove paint and repoint brick, replace/repair existing roof and



paint using colors from the Benjamin Moore Historic color palette.

Sokol Binakaj appeared before the Board and gave an overview of the project.

Mr. Kelly asked about the plans for the entrance door.

Mr. Binakaj said they will install a Greek Revival door, to be painted the same as the cornice.

Mr. Kelly said a Greek Revival door is not historically accurate and recommended a Richardson Romanesque style.

Mr. Young asked if they are repointing the mortar red.

Mr. Binakaj confirmed.

The Chairperson opened the public hearing.

Carson Carter said the rendering presents the basement windows as bricked up and would like to see windows placed back in.

The Chairperson held the public hearing open.

The Chairperson asked about the plans for the basement windows.

Mr. Binakaj could not speak on the condition of those windows and said if the windows have been bricked up they will not replace with glass.

James Kelly moved to approve a portion of the application as submitted, subject to the following conditions: brick pointed red (red mortar); windows 1/1, double hung; with applicant to return for balance of application. The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

**AR 2022-004**

**Applicant:** Emma Fuentes  
**Owner:** Emma Fuentes and Ricardo Fuentes  
**Location:** 85 South Street

Application to install new lighting.

Emma Fuentes appeared before the Board and gave an overview of the project.

Mr. Hanson asked the location of the light.

Ms. Fuentes said to the right of the doorway.

The Chairperson opened the public hearing.

No one present for or against the project.

The Chairperson closed the public hearing.

Chris Hanson moved to accept the application as submitted.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

**AR 2022-005**

**Applicant:** Jonathan Powell  
**Owner:** AHNA 52 Chambers LLC  
**Location:** 52 Chambers Street

Application to install new front staircase, install new front door, install new windows, repair/repoint brick, restore/replace window trims, restore/replace cornice, extend third floor dormer, restore/replace soffit, restore asphalt roof shingles, restore/replace entrance awing, install wood siding and paint using colors from the Benjamin Moore Historic color palette.

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

Mr. Kelly said the front and back dormer and the front door hood are not original. He requested historically accurate details given to the dormers, doorway treatment and front entrance stair.

The Chairperson asked if the siding will be Hardie Board.

Mr. Powell confirmed.

The Chairperson opened the public hearing.

No one present for or against the project.

The Chairperson held the public hearing open.

James Kelly moved to accept the application as submitted subject to following conditions; restoration of dormer in kind with option to demolish, installation of 2/2 windows, and return for the redesign of staircase (including newel posts, balustrades and railings).

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

**AR 2022-006**

**Applicant:** 143 Washington Street  
**Owner:** Jonathan Powell  
**Location:** Newburgh Community Land Bank

Application to build a new integrated expansion constructed on vacant portion of the parcel. On existing building; install new doors, install new windows, add rooftop deck, install new wood façade, install new sconces, repair/repoint brick, restore cornice, replace stair guardrails and paint using

colors from the Benjamin Moore Historic color palette.

Jonathan Powell, Michael Meola and Anna Dietzsch appeared before the Board.

Mr. Powell gave an overview of the project.

Mr. Kelly asked about the windows above the professional suite.

Mr. Powell said they will be Juliet Balconies.

Mr. Kelly if there is rear bump out on the new construction.

Mr. Powell said no; it is the same footprint as the historical building.

Mr. Hanson asked about the windows for the historic building.

Mr. Powell said Jeld-wen, vinyl clad, bronze colored, 2/2 style windows.

Mr. Hanson said vinyl clad, non-paintable windows are not permitted on historical buildings.

Michael Meola said they will choose Marvin, metal clad windows instead.

Mr. Kelly requested a cut sheet to be submitted.

Mr. Hanson asked if they are replacing the existing door on the historical building.

Mr. Powell said they are looking to replace the existing door with a historic, salvaged, double-doors.

The Chairperson opened the public hearing.

No one present for or against the project.

The Chairperson held the public hearing open.

The Chairperson asked about the wood siding.

Mr. Powell said they are using Dasso XTR engineered wood siding. It has a 30-year warranty.

The Chairperson requested cut sheets for the windows and doors of the historic building.

The Chairperson moved to table the application.

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

Application to install new windows, install new front entry door, repair siding and paint using colors from the Benjamin Moore Historic color palette.

Applicant was not present for the meeting.

Application tabled.

**AR 2022-008**

**Applicant:** Berg + Moss Architects / Chris Berg  
**Owner:** 75 Grove, LLC  
**Location:** 191 North Miller Street

Application seeking approval to demolish the existing 2-story wood frame structure.

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

Mr. Kelly expressed concern about what will replace the building.

Mr. Hanson said he does not see it as a non-contributing building.

Mr. Young said a preliminary proposal would have to be reviewed to approve a demolition.

Ms. Flanagan said she would like to see a preliminary proposal.

The Chairperson agreed with a review of the preliminary proposal and a review of what the sister building will look like.

The Chairperson opened the public hearing.

There was no one present for or against the project.

The Chairperson held the public hearing open.

The Chairperson moved to table the application for further discussion.

Chris Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

**AR 2022-009**

**Applicant:** Berg + Moss Architects / Chris Berg  
**Owner:** Sarah Beckham Hooff  
**Location:** 95 Beacon Street

Application to convert vacant garages into single-family dwelling; repair/refurbish existing carriage doors, repair/replace existing trim, repair roof, gutters and leaders, install new lighting and paint exterior.

Sarah Beckham Hooff appeared before the Board and gave an overview of the project.

The Chairperson asked if the rear windows are visible from the street.

Ms. Hooff said yes, and they are 1/1 style, aluminum clad, wood windows.

Mr. Kelly asked about the entrance door.

Ms. Hooff said the door is a flat, wood panel door.

The Chairperson opened the public hearing.

Carson Carter said door detail would be helpful.

The Chairperson closed the public hearing.

The Chairperson moved to accept the application as submitted subject to following conditions; installation of 2/2 rear windows, and and return for the door and surrounding trim detail.

Chris Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

With no further business to discuss, the meeting adjourned at 11:20 p.m.

Respectfully Submitted:

Approved:

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J.K. Gentile, Secretary

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Michele Basch, Chairperson