

**MINUTES**  
**ARCHITECTURAL REVIEW COMMISSION**  
Meeting of February 8, 2022

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, February 8, 2022 at 6:30 p.m. using Zoom videoconference.

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

**Absent:** Chris Hanson

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

Meeting called to order at 6:31 p.m.

**Minutes of the January 11, 2022 Meeting**

Minutes not available for review. Tabled for next month.

**OLD BUSINESS**

**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.

Nadela Kenan appeared before the Board and gave an overview of the proposed project.

Mr. Kelly asked if they are painting the brick.

Ms. Kenan said they are not painting the brick, only repointing.

Mr. Kelly recommends they use a lime mortar tinted to the red brick color.

Mr. Young said the roof flashing details are missing and asked the applicant to define all the elements they are going to change.

Mr. Kelly would like to see the slate roof follow the color pattern that exists and would like to see details on how they will fix the gutters.

Mr. Young asked if they are replacing the front entrance hood.

Ms. Kenan said no, they are going to fix and paint.

The Chairperson opened the public hearing.

Judy Thomas spoke against the paint colors.

The Chairperson held the public hearing open.

The Chairperson moved to table the application for more details on all items for change.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

### **AR 2022-008**

**Applicant:** Berg + Moss Architects / Chris Berg

**Owner:** 75 Grove, LLC

**Location:** 191 North Miller Street

Returning for determination to demolish the existing 2-story wood frame structure.

Chris Berg appeared before the Board and gave a brief overview of the proposed project and an overview of the proposed building ideas.

Mr. Kelly recommended keeping the design simple, modeling a 1920's/30's industrial building.

The Chairperson opened the public hearing.

Carson Carter expressed concern to approve demolition before there is an approved plan.

Judy Thomas spoke in favor of the project.

Rashidah Green-Sherman expressed concern about approving demolition before there is an approved plan.

The Chairperson closed the public hearing.

The Chairperson asked about the timeline for construction.

Mr. Berg estimated one year from receipt of all full land use board approvals.

The Board discussed the opinions raised by the public regarding the possibilities of the project not following through to full fruition.

The Chairperson moved to table the application.  
James Kelly 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

Returning for determination to install new side entry door and trim.

Sarah Beckham Hooff appeared before the Board and gave an overview of the additional materials submitted.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Reggie Young moved to approve the balance of the application as submitted.  
The Chairperson 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.

Michael Henderson appeared before the Board and gave an overview of the proposed project.

Mr. Kelly asked about the previously installed front entrance door.

Mr. Henderson said it is a mahogany door.

Mr. Kelly said the door is not historically accurate and needs to be replaced.

Mr. Young requested photos of the existing condition of the building that presents the work that has taken place without ARC approval. He requested drawings that specifically represent all the work that is being proposed.

The Chairperson opened the public hearing.

Carson Carter expressed concern about the prior work completed without ARC approval. He said replacement of the roof without approval led to the removal of the chimneys.

The Chairperson held the public hearing open.

The Chairperson moved to table the application.

James Kelly 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

Returning for determination on the front door and basement windows.

Sokol Binakaj appeared before the Board and gave an overview of the additional materials submitted. He said the owners are opposed to replacing the basement window openings with glass and proposed wood paneling to protect against vandalism. He said they revised their front door proposal to a Greek Revival door.

Mr. Kelly said boarding the windows up diminishes from the architectural impact of the building. He requested a cut sheet for the front entrance door. He asked about the balustrade material and size.

Mr. Binakaj said 1” wood balustrade.

Mr. Young said he agreed with Mr. Kelly’s request for a door cut sheet and requested balustrade detail.

Ms. Flanagan agreed with Mr. Kelly and Mr. Young.

The Chairperson opened the public hearing.

Judy Thomas suggested steel grates for the basement window openings.

The Chairperson held the public hearing open.

The Chairperson moved to table the application.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

**AR 2022-002**

**Applicant:** Michael H. Mamiye  
**Owner:** Michael H. Mamiye  
**Location:** 140 Third Street

Returning for determination 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.

AJ Coppola and Michael Mamiye appeared before the Board.

AJ Coppola gave an overview of revised submission.

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.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

**AR 2021-116**

**Applicant:** Anthony M. Williams  
**Owner:** Greenheart Holdings, LLC  
**Location:** 61 Carson Avenue

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

Anthony Williams and Michele Williams appeared before the Board.

Anthony Williams gave an overview of the proposed project and additional materials submitted.

Mr. Kelly asked for confirmation that the siding will not be replaced and will be painted.

Mr. Williams confirmed.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Reggie Young moved to accept the application as submitted.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

**AR 2021-074**

**Applicant:** Colin Jarvis  
**Owner (17 Johnston):** City of Newburgh  
**Owner (19 Johnston):** The Newburgh Ministry, Inc.  
**Location:** 17 Johnston Street & 19 Johnston Street

Returning for determination of new construction of a multi-story residential building.

Don Petruncola, Lee Lasberg, Colin Jarvis and Frank Cerbini appeared before the Board.

Don Petruncola gave an overview of the proposed changes to the proposed project.

Mr. Kelly asked about the material under the windows.

Mr. Petruncola said brick.

Mr. Kelly said he would like to see a simpler, industrial look and keeping the brick uniform, with no color changes to the brick.

Ms. Flanagan asked about the storefront system.

Mr. Petruncola said they have not selected a storefront system yet but would add detail at a later date.

The Chairperson asked if they could consider different window treatments for the single pane windows above the storefront entrance.

Mr. Kelly said to consider a steel casement windows and a terracotta parapet cap.

Mr. Petruncola said the reason for the current choice was that 15 years ago, the terracotta parapet cap was replaced with metal on the Newburgh Ministry Building.

The Chairperson opened the public hearing.

Judy Thomas is not in favor of the 8/8 style windows. She was in favor of the two different colors of brick.

Rashidah Green Sherman not in favor of the 8/8 style windows.

The Chairperson held the public hearing open.

The Chairperson agreed that the rendering cannot portray the true colors of the brick. She suggested presenting the actual brick or photos. She suggested presenting different window styles/divided light for consideration.

The Chairperson moved to table the application for further review.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

**AR 2022-006**

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

Returning for determination 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 and appeared before the Board.

Mr. Powell gave an overview of the proposed project.

The Chairperson asked to define the engineered wood siding.

Mr. Powell said it is a stable, bamboo composite with a warranty of 30 years.

The Chairperson asked for clarification of the window product choice for the new construction.

Mr. Powell said Cembra Veka PVC windows.

The Chairperson asked about the advantage of PVC versus wood clad.

Mr. Powell said wood clad is 2 times the cost, with the same environmental insulation value of the PVC. He said PVC versus aluminum presents a minor difference.

The Chairperson asked about the potential for warping considering the extreme temperature differences that take place in the northeast.

Mr. Powell said he could provide product stability information from the manufacturer.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson kept the public hearing open.

Ms. Flanagan asked for submission of the lighting details.

The Chairperson referred to the guidelines regarding approval of synthetic materials.

Reggie Young moved to accept a portion of the application as submitted, tabling the portion of the application regarding window and light fixture details.

The Chairperson 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 overview of revisions.

Mr. Young, referring to the proposed roof alternatives, said he preferred the multi-colored slate roof. He said the solo basement window in the front seems like an odd design quirk, possibility it was closed off.

Mr. Blesso believes the utility room was behind that area and it was most likely closed up.

Mr. Kelly requested the copper detail on the corners of the mansard and the roofline.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson kept the public hearing open.

The Chairperson moved to table the application for addition roof detail.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

**NEW BUSINESS**

**AR 2022-010**

**Applicant:** Thaer Abuquare  
**Owner:** Thaer Abuquare  
**Location:** 14 Benkard Avenue

Application to replace windows, replace guard rail, install new lighting and paint using colors from the Benjamin Moore Historic color palette.

Thaer Abuquare appeared before the Board and gave an overview of the proposed project.

Mr. Kelly asked if the applicant planned to paint the brick.

Mr. Abuquare said no.

The Chairperson asked the window type.

Mr. Abuquare said custom made aluminum clad window.

Mr. Kelly said he would prefer to see installation of 1/1 style, aluminum clad, wood window.

Mr. Kelly asked about the replacement of the railing.

Mr. Abuquare said it would be in kind to the neighboring piece.

Mr. Kelly asked about the height of the metal guardrail that connects the gate to the basement door.

Mr. Abuquare said 42”

The Chairperson opened the public hearing.

No one present for or against the project.

The Chairperson kept 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 2022-011**

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

Application to install second story to rear porch, install spiral staircase to rear porch, install banister to second level of front porch, replace front porch columns, renovate flat roof, remove Yankee gutters and paint using colors from the Benjamin Moore Historic color palette.

James Kelly recused himself from the vote.

Rashidah Green-Sherman appeared before the Board and gave an overview of the proposed project.

Mr. Young asked if there are historic photos available to reference the original porch.

Ms. Green-Sherman referenced 122 Dubois as an identical, built a decade before 118 Dubois.

Mr. Young said the second floor front porch railing would have to be 42” high. The drawing does not depict that measurement. As drawn, it appears as one long band of balustrades. He asked the intention of the Yankee Gutters.

Ms. Green-Sherman said the Yankee Gutters and downspouts are remaining. The draining system on top of the roof will need to be addressed.

Mr. Young requests close up photos of the draining system.

The Chairperson requested more details on the gutter system.

The Chairperson asked if the spiral staircase is accessible to all residents of the building.

Ms. Green-Sherman said yes.

Ms. Flanagan shared concerns about the new banister at the second floor front porch and the front porch columns.

Mr. Young said the proper Doric column would work but the second floor front porch does not lend to historic accuracy.

The Chairperson opened the public hearing.

Judy Thomas said she is not in favor of the second floor porch and rear spiral staircase.

Dan Harris (owner of the building) said the intent is to rebuild the Yankee Gutters. He said the logic of the 2<sup>nd</sup> floor front porch is to maximize the location of being across the street from Downing Park, the deck enhances the use of the property. He said he understands the size of the railing and look of the columns and will revisit the design. He said look of a fire escape outside the building would not be aesthetically acceptable and locating it within the porch, covered, offered safety and aesthetics. There is an existing, internal egress, a 2-foot-wide butler's staircase which is not to code nor is it safe.

Carson Carter spoke in favor of the application.

The Chairperson kept the public hearing open.

The application was tabled, as there was not a quorum to hold a vote on the application.

### **AR 2022-012**

**Applicant:** Kai Wright and Jedd Flanscha  
**Owner:** Kai Wright and Jedd Flanscha  
**Location:** 39 Bay View Terrace

Application to re-align and install windows.

Kai Wright and Jedd Flanscha appeared before the Board and gave an overview of the project.

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.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

**AR 2022-013**

**Applicant:** Mark K. Finkelstein  
**Owner:** Randy C. McMurtrie and Stephanie Bloomer  
**Location:** 35 South Lander Street

Application to install signage, install decking, remove awning, refurbish or install new entry door, install new lighting, install wood trim, remove existing composite stone and paint using colors from the Benjamin Moore Historic color palette.

Alex Finkelstein, Chris Berg, Randy McMurtrie and Frank Bloomer appeared before the Board.

Alex Finkelstein and Chris Berg gave an overview of the project.

The Chairperson opened the public hearing.

Judy Thomas is in favor of the project.

The Chairperson closed the public hearing.

James Kelly moved to approve the application as submitted.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

**AR 2022-014**

**Applicant:** Jonathan Hunte  
**Owner:** Jonathan Hunte  
**Location:** 216 Dubois Street

Application to install windows.

Jonathan Hunte appeared before the Board and 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.

Reggie Young moved to approve the application as submitted.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

With no further business to discuss, the meeting adjourned at 10:15 p.m.

Respectfully Submitted:

Approved:

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J.K. Gentile, Secretary

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Michele Basch, Chairperson