

MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of February 14, 2023

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, February 14, 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
Chris Hanson
Schnekwa McNeil
Gregory Nato

Absent: Kate Flanagan
James Kelly

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

Meeting called to order at 6:40 p.m.

Minutes of the January 10, 2022 Meeting

Gregory Nato moved to accept the minutes from the January 2023 ARC meeting.
Carson Carter seconded the motion.
The motion passed unanimously via roll-call vote.

CONSENT AGENDA

AR 2023-013

Applicant: Jenna P. Lee
Owner: Jenna P. Lee
Location: 46 Henry Avenue

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

AR 2023-014

Applicant: Newburgh SHG 62 LLC
Owner: Newburgh SHG 62 LLC
Location: 12 Liberty Street

Application to wash the brick, remove the awning and paint using colors from the Benjamin Moore Historic Color palette.

AR 2023-015

Applicant: Newburgh SHG 108 LLC
Owner: Newburgh SHG 108 LLC
Location: 86 Carson Avenue

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

AR 2023-016

Applicant: Newburgh SHG 109 LLC
Owner: Newburgh SHG 109 LLC
Location: 87 Carson Avenue

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

AR 2023-017

Applicant: Newburgh SHG 110 LLC
Owner: Newburgh SHG 110 LLC
Location: 93 Carson Avenue

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

AR 2023-018

Applicant: Newburgh SHG 111 LLC
Owner: Newburgh SHG 111 LLC
Location: 95 Carson Avenue

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

AR 2023-019

Applicant: Newburgh SHG 112 LLC
Owner: Newburgh SHG 112 LLC
Location: 104 Carson Avenue

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

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

OLD BUSINESS

AR 2022-076

Applicant: Berg + Moss Architects / Chris Berg
Owner: Nicole Chung
Location: 162 South Street

Returning for determination to install new rear porches on the first and second floors, install new front entrance steps, install a new gate at the front façade, and install new cornice and brackets.

Chris Berg appeared before the Board and gave a review of the rear porch, chimney and garage details requested at the January 2023 meeting.

Mr. Hanson asked if the chimney was restored back to its original height.

Mr. Berg said yes, and the original height was determined by using historic photos of the building and counting brick coursing.

Mr. Carter asked about the plans for the existing garage.

Mr. Berg said plans for the garage are still in discussion.

Mr. Carter said the north side of the garage is missing and it abuts against the neighboring building in a strange way.

Mr. Carter asked if the owner proposes removal of the glazing on the garage.

Mr. Berg said yes.

The Chairperson moved to approve a portion of the application as submitted, excepting details regarding the detached garage.

Chris Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2023-003

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

Application to install a fence.

Svetlana Tchirkova appeared before the Board.

Ms. Tchirkova and gave an overview of details requested at the January 2023 meeting.

Gregory Nato moved to approve the application as submitted.

Michael Buonanno seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2022-125

Applicant: Berg + Moss Architects / Chris Berg
Owner: Guy R. Larocca
Location: 211 Broadway

Returning for determination on demolition of an existing 3-bay garage and 1 story office.

At the Board's request the Assistant Corporation Counsel called into record AR2023-012 to be discussed in tandem with the demolition portion of this application.

NEW BUSINESS

AR 2023-012

Applicant: Berg + Moss Architects / Chris Berg
Owner: Guy R. Larocca
Location: 211 Broadway

Application to construct a new, mixed-use building.

Chris Berg appeared before the Board and gave an overview of the new building proposal that, upon approval of demolition, will replace the existing building.

Mr. Carter said he likes the look of the masonry. He requested material samples for the next presentation. He said the Ann Street side could use street presence. He asked if there is a roof plan.

Mr. Berg said there are no plans for the upper roof.

Mr. Carter asked whether the plans for the ground floor will be commercial or residential use.

Mr. Berg said commercial, and likely retail.

Mr. Hanson asked if commercial space on the Ann Street side was considered.

Mr. Berg said in consideration of how the building is configured and how the lot stretches from Broadway to the Ann Street side, the ground floor is essentially a floor up and is proposed as residential units. He said the part of the lot at grade is proposed as a parking garage.

Mr. Hanson asked the applicant to consider swapping some residential for commercial to engage street appeal for Ann Street.

Mr. Buonanno asked the applicant if he could present at next meeting a switch to the setback on the fifth-floor front facade. He said the height would not appear so drastic when traveling down Broadway.

Mr. Nato said he appreciates the treatment of the front façade. He said he agrees that the Ann Street side could use street appeal. He said the masonry on the bottom gives it a heavy look. He suggested using some of the verticality as used on the Broadway side.

The Chairperson agreed that the Ann Street side should receive the same attention to design as the Broadway side. She asked that the owner consider solar panels for the rooftop.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson kept the public hearing open.

The applicant requested a table of both applications to the next meeting.

AR 2023-004

Applicant: Berg + Moss Architects / Chris Berg
Owner: Newburgh SHG 90 LLC
Location: 128 First Street

Application to repair/replace cornice, fascia and edge flashing on rear and side façade, repair/restore masonry window arches and sills, repair and paint existing fire escape, stabilize and repoint chimney, restore/repair cornice on front façade, repair existing leader of front façade, repair awning and brackets, repoint the existing brick, install new metal railing, restore existing masonry steps, install new rear side and front entrance doors, repair and replace masonry, install new and/or restore windows.

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

Mr. Carter asked to show the west side, ground floor mechanical door on the plan.

The Chairperson asked if existing electrical meter would remain on the front façade.

Mr. Berg said there are plans to add meters and move the electric panel to the west side.

Mr. Nato asked if there is an opportunity to widen the front entrance door.

Mr. Berg said he would need to confirm the original opening before proposing a wider opening.

Mr. Buonanno asked if the paint will be stripped from the brick.

Mr. Berg said they are not touching the paint on the façade of the building. He said they are only repointing/repairing the brick on the sides of the building.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Carter asked if there is a proposed plan for the box gutter.

Mr. Berg said it will be a repair in kind.

Mr. Nato reiterated the shared concerns from the Board for next presentation: new location of the electrical meters, condition of the windows, condition of the leader and the replacement of any missing corbels, the condition of the roof, condition of the west side mechanical door, condition of the front door and investigation of the front entrance door hood.

The applicant requested a table of its application to the next meeting.

AR 2023-009

Applicant: Emma Marin
Owner: Emma Marin
Location: 18 South Miller Street

Application to install windows.

Emma Marin and Viridiana Guevara appeared before the Board.

Ms. Guevara gave an overview of the proposed project.

The Chairperson asked the type of windows proposed.

Ms. Marin said 2/2 style, Anderson wood windows.

Mr. Hanson asked to clarify that the center window will be 2/2 style and the side windows, which are thinner, will be 1/1 style.

Ms. Marin confirmed.

Mr. Hanson asked if these were the original windows.

Ms. Marin said her mother purchased the house in 1999 with the non-original, existing windows.

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

- The center bay window shall be 2/2 style and the side bay windows shall be 1/1 style.

Gregory Nato seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2023-010

Applicant: Tiffany Buxton
Owner: TiffanyMichelle Design, LLC
Location: 117 Lander Street

AR 2023-011

Applicant: Tiffany Buxton
Owner: David Herring III
Location: 119 Lander Street

Applications to install new roof shingles, new gutter system, new siding, new lighting, new windows, new front entrance door, new front entrance stairs, and new front entrance stair handrails; restore/repaint brick.

Tiffany Buxton, Todd Buxton and Juante Rich appeared before the Board.

Juante Rich gave an overview of the proposed project. He preferred to present the applications together because a similar design is proposed for the side-by-side attached buildings.

Mr. Carter asked where the siding would be placed.

Mr. Rich said on the dormers.

The Chairperson asked about the plans to clean the brick.

Mr. Rich said a gentle wash.

Mr. Hanson asked if the windows will be 1/1 window style.

Mr. Rich said yes.

Mr. Hanson asked about the proposed change of the converting the half story windows into dormers and if they propose to raise the roofline.

Mr. Rich said the roofline is not changing.

Mr. Buxton added that they incorporated the new full window style as a form of egress in the front.

Mr. Carter said the house on the north side of Lander Street opened the back and lifted the rear dormer for egress.

Mr. Carter asked if the modifications to the buildings will be submitted through SHPO.

Mr. Buxton said no.

Mr. Carter requested the windows maintain the historic standard arch.

Mr. Hanson asked about the existing chimney on 119 Lander Street.

Ms. Buxton said they propose to remove the chimney.

Mr. Nato said maintaining the chimney keeps with the historic aesthetic.

For application AR 2023-010 -117 Lander Street

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

The Chairperson reiterated the shared concerns from the Board for next presentation: restore the original window arch, 2/2 window style with the half-story being 3 vertical windows, no dormers and keeping the roofline as is, double or single solid wood door front door with glazing, and masonry entrance stairs.

The applicant requested a table of its application to submit additional details.

For application AR 2023-010 -119 Lander Street

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

The Chairperson reiterated the shared concerns from the Board for next presentation: restore the original window arch, 2/2 window style with the half story being 3 vertical windows, no dormers and keeping the roofline as is, double or single solid wood door front door with glazing, masonry entrance stairs and maintain the chimney.

The applicant requested a table of its application to submit additional details.

With no further business to discuss, the meeting adjourned at 8:20 p.m.

Respectfully Submitted:

Approved:

J.K. Gentile, Secretary

Michele Basch, Chairperson