

MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of March 8, 2022

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

Members Present: Michele Basch, Chairperson
Kate Flanagan
Chris 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 6:35 p.m.

Minutes of the February 8, 2022 Meeting

The Chairperson moved to accept the minutes as written.
James Kelly seconded the motion.
The motion passed unanimously via roll-call vote.

CONSENT AGENDA

AR 2022-19

Applicant: Eli Vaknin
Owner: Lynn Smith
Location: 51 Lander Street

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

The Chairperson moved to approve the Consent Agenda.
James Kelly seconded the motion.
The motion passed unanimously via roll-call vote.

OLD BUSINESS

AR 2021-100

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

Returning for determination to add a 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. He addressed the details requested at the February 2022 meeting.

Mr. Kelly said he would like to see the copper cap wrap detail underneath the mansard roof at the corners.

The Chairperson asked about the slate roof.

Mr. Blesso said he is using the slate product recommended at last meeting.

The Chairperson asked if the applicant will keep the basement window as is.

Mr. Blesso said yes.

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 a portion of the application as submitted, tabling the portion of the application regarding copper cap wrapping detail for the mansard roof.

The Chairperson 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, porch and basement windows.

Matthew Cordone and Sokol Binakaj appeared before the Board.

Mr. Cordone addressed the details requested at the February 2022 meeting.

Mr. Kelly asked for clarification on the newel posts and balusters.

Mr. Cordone said he is mimicking the porch size and proportions of what is on the other houses along the street.

Mr. Kelly said the newel post placement appear to be proportioned incorrectly.

Mr. Hanson agreed. He said the drawing depicts the support column located past the last balustrade at the top of the stairs.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Kelly said the bottom newel post is mounted onto the street, but it should be engaged with the actual structure of the staircase for both structure and aesthetic.

Chris Hanson moved to accept a portion of the application as submitted, tabling the portion of the application regarding the porch stairs.

James Kelly 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 revisions made to the design.

Mr. Young said certain details are not identified in the submitted elevation. He requested door details (door type, whether the original sidelights will be replaced, how will the door be set into the trim) and window details.

Mr. Kelly agreed. He asked if the third floor tile windows will be restored.

The Chairperson said that detail was confirmed at the February meeting.

Mr. Henderson said the main entry side lights will not match any of the windows to the side of the door.

Mr. Young said the front entrance black iron railing is not historically accurate to the style of the house.

Mr. Kelly asked if the concrete stoop was existing.

Mr. Henderson said the front stoop was existing at the start of the project.

The Chairperson recommended the applicant to add all design details to the plan.

Mr. Hanson said this is a signature house and one that the community cares about.

The Chairperson opened the public hearing.

Carson Carter said the eastern elevation plans are not shown and he would like to see what the plans are for the Courtney Street side of building.

Judy Thomas agree.

Rashidah Green-Sherman agreed with the Board opinions.

The Chairperson held the public hearing open.

The Chairperson moved to table the application for further detail submission.

Chris Hanson 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 install new windows and new light fixtures.

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

Mr. Kelly said he preferred the modern bronze lighting fixture for the original building.

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 with the option to select either one of the two light fixtures presented.

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 an overview of the proposed updates.

Ms. Flanagan said she will not approve the application without a more detailed replacement plan.

Mr. Hanson said the drawings are helpful to envision what the replacement would be, adding he prefers the direction of the “blue building” submission.

Mr. Young said he would not approve the application without guarantee of a replacement.

Both the Chairperson and Mr. Kelly agreed.

The Chairperson opened the public hearing.

Rashidah Green-Sherman said she supports the ambition of the project but thinks the proposed building lacks historical character.

Judy Thomas agreed with Ms. Green-Sherman.

Carson Carter said without an approved plan for the building there should not be an approval for demolition.

Bridget Hayes agreed with Mr. Carter.

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 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 revisions requested at the February 2022 meeting.

Mr. Hanson asked if the selected windows are vinyl.

Mr. Petruncola said the window material is a Fibrex product.

Mr. Hanson asked if the windows have an internal grill.

Mr. Petruncola said yes.

Mr. Hanson referenced the guidelines regarding internal grills not being accepted in the Historic District.

Mr. Kelly recommended a steel window. In addition, he said he preferred the red brick as opposed to two-toned and expressed his concern about the height in comparison to the other buildings on the street.

Mr. Young agrees and recommended an aluminum window for better durability and in 1/1 style.

The Chairperson referred to the guidelines for installing windows in a new building.

Ms. Flanagan said she agreed with the choice of an all red brick building.

The Chairperson opened the public hearing.

Carson Carter agreed with the Board regarding the synthetic windows.

Marcos Campos spoke in support of the project.

Bridget Hayes spoke in support of the project.

Rashidah Green-Sherman spoke in support of the project but agreed with the Board regarding the windows.

Judy Thomas agreed with the Board regarding the windows, brick and building height.

The Chairperson held the public hearing open.

Ms. Flanagan summarized the Boards comments: encourage all red brick, no multicolor, 1/1 style, metal or extruded metal windows, and Mr. Kelly's concern about building height.

Mr. Young requested a building height perspective drawing from several views.

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

Applications to present the rear porch, rear spiral staircase, and front 1st floor porch portions of the application.

James Kelly recused himself from the vote.

Rashidah Green-Sherman appeared before the Board and gave an overview of the proposed portion of the project. She said the proposed portion is becoming a safety concern, as garbage and debris, and vagrants are congregating on the porch. She said they will restore the front porch in kind using Tuscan columns.

Mr. Young requested detailed drawings with dimensions.

The Chairperson said changes completed in kind do not require approval. Any modifications will require detailed drawings.

Mr. Hanson said if it is an emergency repair for safety, then the Applicant should make an application to the Building Department to stabilize the structure with non-permanent treatment and indication for a permanent installation approved by the Board.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson held the public hearing open.

The Chairperson moved to approve any repairs in kind, with the balance of the application tabled for further detail.

Chris Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

NEW BUSINESS

AR 2022-025

Applicant: Jonathan Powell
Owner: AHNA 158 Lander LLC
Location: 158 Lander Street

Application to restore Yankee gutter, restore asphalt shingles, restore and paint cornice, repair/repoint brick, restore existing windows, restore and paint window trims, clean/repair transom, restore and paint recessed front entrance, restore and paint front panel door, restore iron handrail and restore/rebuild rear wood deck and stairs. Paint using colors from the Benjamin Moore Historic color palette.

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

Mr. Kelly asked about the basement windows.

Mr. Powell said they will be replaced with wood, 6/6 style windows mimicking the parlor level windows.

The Chairperson opened the public hearing.

There was no one present for or against the project.

The Chairperson kept the public hearing open.

Chris Hanson moved to accept the application as submitted, with the basement level windows being Marvin Signature series, 6/6 style, and the option to install Marvin Signature series, 1/1 or 6/6 style windows on the third (top) floor. The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2022-015

Applicant: Jeff Wilkinson, RA
Owner: Newburgh Community Land Bank
Location: 136 Lander Street

Application to install windows, repoint brick, restore and paint sills, water table and arches, install and paint a new stoop and stairs, install and paint new entrance door, install front fence and gate, restore barge boards, brackets and gutters and install new shingle roof. Paint 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 opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Chris Hanson moved to accept the application as submitted.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2022-016

Applicant: Jeff Wilkinson, RA
Owner: Newburgh Community Land Bank
Location: 59 Lander Street

Application to replace windows, paint façade, sills and water table, install new stoop and stairs with new porch hood, install new gate, install rear yard entry gate and fence, install new shingle roof and rebuild cornice and brackets. Paint using colors from the Benjamin Moore Historic color palette.

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

Mr. Kelly asked if the 3rd floor louvers will be restored.

Mr. Wilkinson said they need to be replaced with windows to add light and air in the unit.

The Chairperson asked about the first floor windows are curved.

Mr. Wilkinson said it had an infill.

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 accept the application as submitted.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2022-017

Applicant: Jeff Wilkinson, RA
Owner: Newburgh Community Land Bank
Location: 63 Lander Street

Application to install windows, paint façade, restore sills and water table, install new stoop and stairs with new porch hood, paint trim, stoop, stairs and porch hood, install new front gate, install new shingle roof and rebuild cornice and bracket. Paint 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 opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

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

AR 2022-018

Applicant: Jeff Wilkinson, RA
Owner: Newburgh Community Land Bank
Location: 39 South Miller Street

Application to install windows, repoint brick facade, restore sills, water table and lintels, rebuild, restore and paint cornice, frieze and corbels, install and paint new stoop and stairs, install and paint new entrance door, install front fence and rebuild and reconfigure existing stone retaining wall. Paint 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 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 2022-020

Applicant: Berg + Moss Architects / Chris Berg
Owner: Newburgh SHG 12, LLC
Location: 160 Broadway

Application to install new blade signage.

Chris Berg 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.

The Chairperson moved to accept the application as submitted.
James Hanson seconded the motion.
The motion passed unanimously via roll-call vote.

AR 2022-021

Applicant: Berg + Moss Architects / Chris Berg
Owner: Newburgh SHG 2, LLC
Location: 166 Broadway

Application to install new blade signage.

Chris Berg 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.

James Kelly moved to accept the application as submitted.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2022-022

Applicant: Berg + Moss Architects / Chris Berg
Owner: Newburgh SHG, LLC
Location: 228 Broadway

Application to install new blade signage.

Chris Berg 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.

Chris Hanson moved to accept the application as submitted.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2022-023

Applicant: Habitat for Humanity of Greater Newburgh
Owner: Habitat for Humanity of Greater Newburgh
Location: 64 Overlook Place

Application to install new windows, rebuild the front porch, restore cornice, install a new front door and paint using colors from the Benjamin Moore Historic color palette.

Mike Brooks appeared before the Board and gave an overview of the proposed project.

Mr. Kelly asked about the window material and style.

Mr. Brooks said Marvin Elevate Series, wood interior, Fibrex clad, 2/2 style windows.

Mr. Kelly asked why they are replacing the original front door.

Mr. Brooks said the existing door is significantly broken, full of cracks and not efficient.

The Chairperson asked why they choose a fiberglass door instead of wood.

Mr. Brooks said that selection holds up better over time.

Mr. Hanson requested porch details.

The Chairperson asked about plans for under the porch.

Mr. Brooks said they will place new lattice.

The Chairperson said that needs to be details on the plan.

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 a portion of the application as submitted, tabling the portion of the application regarding the front porch.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2022-024

Applicant: 3 Fratelli Inc. / Ben Papaleo

Owner: 3 Fratelli Inc.

Location: 242 Broadway

Application to install new windows, repair/replace sills, install new lintels, repair/replace and paint cornice and fascia, install new wood panels, trim and paint, install new fascia and trim, paint wood rake and trim, repair/repoint and remove paint on masonry, install new store front, panel, trim and paint and install new shingles. Paint using colors from the Sherwin Williams Historic color palette.

Ben Papaleo and Michael Papaleo appeared before the Board.

Ben Papaleo gave an overview of the proposed project.

Mr. Young asked about the roofing material.

Mr. Ben Papaleo said asphalt.

Mr. Young said the roof would need to adhere to the historic guidelines.

The Chairperson referred to the Guidelines for the roof.

Mr. Kelly said the plan is missing the copper edging corner details

Mr. Young asked what happened to the chimney.

Ben Papaleo said he removed the chimneys due to water issues.

Mr. Young said given the historic character of the building the chimneys would need to be restored.

Mr. Kelly said the original windows were 2/2 style.

Mr. Kelly asked about the storefront hood.

Ben Papaleo said it was destroyed in a past explosion.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson held the public hearing open.

The Chairperson requested the plans be enlarged for better legibility.

The Chairperson moved to table the application for further detail submission.

Kate Flanagan seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2022-027

Applicant: Garfield A. Bruff
Owner: City of Newburgh
Location: 169 Johnston Street

Application to install new windows, install new front door, install new light fixtures, repair brick, repair and paint fascia, repair concrete band and install new front entrance stairs and handrail. Paint using colors from the Sherwin Williams Historic color palette.

Michael Henderson and Garfield A. Bruff appeared before the Board.

Mr. Henderson and gave an overview of the proposed project.

Mr. Kelly said he recommended a window style as 1/1 or 2/2 and a double door for historic accuracy.

The Chairperson asked if they will be removing/replacing or repairing the cornice and fascia.

Mr. Henderson said they will repair the missing parts by replicating the existing style.

Mr. Kelly asked if the lintels are cement.

Mr. Young said the lintels are cast limestone, just as the neighboring church has.

The Chairperson opened the public hearing.

No one present for or against the application.

The Chairperson held the public hearing open.

The Chairperson recommended more research on the history of building.

The Chairperson moved to table the application for further detail submission.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2022-028

Applicant: Joseph G. Thompson, Architect, PLLC

Owner: 185 Broadway, LLC

Location: 185 Broadway

Application to install new storefront, install new doors, install new windows, install new light fixtures, install new cornice copper flashing, replace trim, repair/repoint brick and clean/repair cast stone coping. Paint using colors from the Benjamin Moore Historic color palette.

Joseph G. Thompson and Alberto Martinez appeared before the Board.

Mr. Thompson 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.

The Chairperson moved to accept the application as submitted.

Chris Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2022-026

Applicant: Thien Nguyen
Owner: Thien Nguyen
Location: 411 Liberty Street

Application to remove existing concrete steps and replace with wood steps and paint the front façade using colors from the Benjamin Moore Historic color palette.

Thien Nguyen appeared before the Board and gave an overview of the proposed project.

Mr. Hanson asked how he plans on separating the combined stoop.

Mr. Nguyen said he is trying to engage his neighbor to make the change. He said if he does not want to make an application, he will cut his side, leaving the concrete stairs against the property line.

The Assistant Corporation Counsel said to accomplish that it would require technical drawings from an engineer, as the cut might affect the stability of the staircase.

Mr. Hanson requested drawings that include details on the spindles and balustrade and to include the materials specifications.

The Chairperson recommended speaking to the neighbor about a joint application.

The Chairperson opened the public hearing.

Judy Thomas said the plan needs technical drawings.

The Chairperson held the public hearing open.

The Chairperson moved to table the application for submission of a detailed drawing.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

With no further business to discuss, the meeting adjourned at 11:30 p.m.

Respectfully Submitted:

Approved:

J.K. Gentile, Secretary

Michele Basch, Chairperson