

MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of October 11, 2022

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, October 11, 2022 at 6:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, New York 12550.

Members Present: Michele Basch, Chairperson
Carson Carter
James Kelly
Gregory Nato (arrived 6:52 p.m.)
Schnekwa McNeil

Absent: Michael Buonanno
Kate Flanagan
Chris Hanson

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

Meeting called to order at 6:43 p.m.

Minutes of the September 9, 2022 Meeting

James Kelly moved to accept the minutes from the September 2022 ARC meeting.
Carson Carter seconded the motion.
The motion passed unanimously via roll-call vote.

Minutes of the July 12, 2022 Meeting

Carson Carter moved to accept the minutes from the July 2022 ARC meeting.
James Kelly seconded the motion.
The motion passed unanimously via roll-call vote.

OLD BUSINESS

AR 2022-007

Applicant: Rashell Villa
Owner: Rashell Villa
Location: 52 Liberty Street WH

Returning for determination 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 additional chimney details requested by the Board at the July meeting.

Mr. Carter asked about the four, newly installed PVC pipes and gas meters prominently seen on the Courtney Street elevation.

Mr. Henderson said he is not aware of this new installation.

The Chairperson requested these details added to the site plan, or to advise his client that that they must deleted if they are not added to the map.

Mr. Henderson said they should not be there.

Mr. Carter asked if the newly installed light above the front door will be removed once the front door is replaced.

Mr. Henderson confirmed and said the front door details will be returned to its original design.

Carson Carter moved to approve the application as submitted, with additional note that the installation of four PVC pipes and utility meter installed on the porch wall shall be removed to match the drawing on the Courtney Avenue elevation sheet.

James Kelly seconded the motion.

The motion passed unanimously via roll call vote.

AR 2022-119

Applicant: Master Pro Builders Inc. / Alexis Perez
Owner: Victor Lewis
Location: 40 Liberty Street WH

Returning for determination to remove existing roof shingles and install new roof shingles.

Alexis Perez, Billy Vaninwegen and Victor Lewis appeared before the Board.

Ms. Perez presented the shingle specs and comparison estimates requested by the Board at the September meeting.

Mr. Kelly requested additional detail on the flashing.

Mr. Carter asked about the color selection for the shingle.

Mr. Lewis said the color will be Chestnut Brown, per the spec sheet.

The Chairperson moved to approve a portion of the application as follows:

- Proposed materials are accepted.
- EcoStar synthetic slate shingles shall be Chestnut Brown in color.

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 review of amended proposal, now to remove second floor in entirety and construct two new floors on top of existing structure.

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

Mr. Kelly asked why the applicant planned to demolish the back portion of the building.

Mr. Berg said that portion is in poor condition and cannot be built upon.

Mr. Carter asked if the plan is to sheer off the PermaStone wall to conform with the lot line.

Mr. Berg said no. He said only the front building corner is 8 inches off the lot line.

Mr. Kelly asked how much of the northern section is being sheered down to achieve the current design.

Mr. Berg referred to the submitted plan set to respond to the question.

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 2022-122

Applicant: Berg + Moss Architects / Chris Berg
Owner: Konranbloom LLC
Location: 158 Montgomery Street

Application to install new windows, repair porch structure on the East façade and paint using colors from the Benjamin Moore Historic Color palette.

Chris Berg and Roberto Brambilla appeared before the Board.

Mr. Berg gave an overview of the proposed project.

Mr. Carter said the fixed windows are not historically accurate and would like to see windows with divided light.

Mr. Brambilla said the fixed windows offer insulation. He said the side windows open for ventilation.

Mr. Kelly said double hung center windows will unify the look.

Mr. Carter asked if the second-floor trim work will remain.

Mr. Berg confirmed.

Mr. Carter asked about if the second-floor dado detail will remain.

Mr. Berg confirmed.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Nato said he prefers the large panes of glass for the casement windows.

Ms. McNeil agreed.

Mr. Carter said he prefers divided light for the casement windows.

Mr. Kelly said he would prefer to see one continuous style of window for the casement windows.

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

AR 2022-123

Applicant: Thomas Wright
Owner: Consolidated Spring LLC
Location: 102 S. William Street

Application to install new sidewalks.

City Engineer comment letter made a matter of record.

Joseph Fratesi appeared before the Board and gave an overview of the proposed project.

Mr. Kelly agreed with the application for a brushed concrete material.

Mr. Carter agreed with brushed concrete but maintaining Streetscape Standards with the granite curbs. He asked if there are plans to plant street trees within the buffer strip.

Mr. Fratesi said they will consider street tree planting.

Mr. Nato agreed with brushed concrete and granite curbs.

Ms. McNeil agreed.

The Chairperson agrees with brushed concrete and granite curbs. She referred to the City Engineer letter.

The Chairperson opened the public hearing.

Sisha Ortuzar spoke in favor of the application.

James Holland spoke in favor of the application.

Carlye Eckert spoke in favor of the application.

The Chairperson closed the public hearing.

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

AR 2022-120

Applicant: David Fishel
Owner: David Fishel
Location: 199 South Street

Application to restore the storefront, install a new awning, install a fence and gate and install new sidewalks

David Fishel appeared before the Board and gave an overview of the proposed project.

The Chairperson asked to confirm the proposal for new sidewalks and curbs.

Mr. Fishel said the curbs would remain.

Mr. Carter asked what the copper equivalent would be for the awning roof.

Mr. Fishel said a sheet metal product in black.

Mr. Carter requested a product cut sheet.

The Assistant Corporation Counsel asked how much of the sidewalk would be replaced.

Mr. Fishel said about 20 feet, the length of the building.

The Assistant Corporation Counsel said the ARC could only approve deviations regarding sidewalk materials, but a sidewalk replacement project would otherwise need to conform to the City's Sidewalk Standards.

Mr. Kelly said the applicant's awning reference is not historically accurate.

The Chairperson asked about the fence height.

Mr. Fishel said 6 feet.

The Chairperson referred to the East End Historic Guidelines regarding fence height.

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 2022-121

Applicant: James Randolph Holland Jr.
Owner: Media Darlings LLC
Location: 143 Grand Street

Application to install new windows, install a new door, reconstruct the 1st, 2nd and 3rd floor bay windows, and paint using colors from the Benjamin Moore Historic Color palette.

James Holland appeared before the Board and gave an overview of the proposed project. He explained the bay window design changes that are necessary for structural support of the rest of the building.

Mr. Kelly asked the applicant if he would consider removing the bay windows, as they were not original to the house, and restore it back to a Greek revival row house.

Mr. Holland said he prefers maintaining the look of the bay windows.

The Chairperson asked if this building will be used as a business.

Mr. Holland said it will be used as a four-unit apartment building.

Mr. Carter said SHPO might deny funding giving the significant changes made to the second-floor bay window.

Mr. Holland said the first-floor bay window could not support the design of the second and third floor bay windows if they rebuild it as it is.

Mr. Carter asked about the basement stairs.

Mr. Holland said there is an existing stairwell to the basement that is closed. He said he plans to move the basement stairway to the other side of the house to maintain code compliance.

Mr. Nato agreed with the applicant's design.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Carter requested an engineer letter and shingle, porch and stairway details.

Mr. Kelly requested bay window shakes, windows and stained glass window details.

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

AR 2022-124

Applicant: James R. Kelly
Owner: 305 Kings Highway LLC
Location: 315 Liberty Street

Application to install new windows, restore storefront, install new doors and paint using colors from the Benjamin Moore Historic Color palette.

James Kelly recused himself from vote.

James Kelly appeared before the Board and gave an overview of the proposed project.

Mr. Carter asked about proposed lighting.

Mr. Kelly said they have not planned lighting and will come back to the Board to present.

Mr. Carter asked the applicant if he would consider a transom on the barn door.

Mr. Kelly said he would need to discuss it with the property owner.

Mr. Carter asked if the doorway bollards will remain.

Mr. Kelly confirmed.

Mr. Carter asked how they plan to clean the brick.

Mr. Kelly said a wash of soap and water. He said there will be no pressure wash on the masonry.

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 a portion of the application as submitted, as follows:

- Proposed windows are acceptable and shall be 6/1 type.
- Proposed paint color is acceptable and shall be HC-190.

Gregory Nato seconded the motion.

The motion passed unanimously via roll call vote.

DISCUSSION ITEM

Discussed the need to re-schedule the November 2022 ARC meeting, as the regular meeting date is November 8 (Election Day), and the City offices are closed.

With no further business to discuss, the meeting adjourned at 9:15 p.m.

Respectfully Submitted:

Approved:

J.K. Gentile, Secretary

Michele Basch, Chairperson