

MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of November 9, 2022

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, November 9, 2022 at 6:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, New York 12550.

Members Present: Kate Flanagan, Acting Chairperson
Michael Buonanno
Carson Carter
Gregory Nato

Absent: Michele Basch, Chairperson
Chris Hanson
James Kelly
Schnekwa McNeil

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.

OLD BUSINESS

AR 2021-089

Applicant: Juan Galaviz
Owner: JNI Realty Corp.
Location: 159 Liberty Street

Returning for determination on storefront.

Navia Mordan and Juan Galaviz appeared before the Board.

Ms. Mordan gave an update to the design drawing since the December 2021 meeting.

Mr. Nato asked if the front entrance door is recessed in.

Ms. Mordan confirmed and said the depth of the vestibule is 2.4 feet.

Mr. Carter asked what type of floor material will be used for the vestibule.

Ms. Mordan said they have not decided on the vestibule floor material.

Mr. Carter asked if there are plans to extend the cap where the brick ends on the storefront.

Ms. Mordan said the metal flashing will remain as is.

Mr. Carter asked if there are plans for the historic trim on the residential door.

Ms. Mordan said there are no plans to modify the residential door.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Kate Flanagan moved to approve a portion of the application as submitted (storefront only), and return for details regarding the vestibule floor material.

Carson Carter seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2022-121

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

Returning for determination 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.

The applicant's engineer's letter was made a matter of record.

James Holland appeared before the Board and gave an overview of the details requested by the Board at the October meeting.

Mr. Buonanno asked about the roof material and its color.

Mr. Holland said 3-tab asphalt in charcoal or black color.

Ms. Flannagan requested submission of a roofing material specification.

Mr. Carson requested an updated plan set indicating all the design changes proposed to the Board.

Ms. Flannagan agreed and also asked the applicant to describe the specific detail changes made to the plan since the October meeting.

Mr. Holland said he included details for the spindles, railings, type of shake, type of shingle and second story bay window type.

Ms. Flannagan asked if the dimensions and style of the bay window have changed other than specifying the type of window to be used.

Mr. Holland confirmed.

Mr. Carter said having all the details incorporated onto the site plan is important when submitting to SHPO.

Ms. Flannagan asked if the side door is visible from the street.

Mr. Holland confirmed.

Mr. Carter asked if SHPO has made comment to the changes to the second story.

Mr. Holland said SHPO comments are pending.

Ms. Flannagan reiterated the Board's request for dimensions and details for all the proposed changes shown on the elevation drawing and submission of specification sheets on all new materials.

The applicant requested a table of its application to submit additional details and material specification sheets.

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 gave an overview of the flashing and rolled ridge details requested by the Board at the October meeting.

Mr. Carter asked if the copper seam between the two houses will remain.

Ms. Perez said that copper seam will be left untouched.

Ms. Perez asked the Board to consider a non-copper flashing material.

Mr. Buonanno asked if there is a non-copper sample of the flashing.

Mr. Vaninwegen presented a sample for the Board's review.

Mr. Carter asked the applicant to consider including flashing on the street facing southeastern corner of the roof.

Ms. Perez agreed.

Mr. Carter said the existing copper material flashing will change color in time due to weathering.

Mr. Nato agreed with Mr. Carter and included that to maintain the charm of the original details, the Native Copper color selected for the synthetic material will remain a neon yellow flashing and not match appropriately to the weathered existing copper color.

The Board discussed how the selected Native Copper color would not match the weathered color of the existing copper. The Board asked the applicant to consider another color.

Ms. Perez asked the Board if the Burnished Slate color appeared more appropriate.

The Board agreed that the Burnished Slate color would resemble the weathered copper more appropriately.

Mr. Carter asked if there are any changes to the eyelet window details.

Ms. Perez said the only changes being made to the eyelet window is the flashing around the window.

Carson Carter moved to approve the application as submitted, subject to the following conditions:

- The flashing material color shall be Burnished Slate
- The rolled ridge on the south-eastern corner of the roof shall be required for installation and included in the scope work.

Kate Flanagan seconded the motion.

The motion passed unanimously via roll call vote.

AR 2021-103

Applicant: Berg + Moss Architects / Chris Berg
Owner: Vera Best
Location: 206 Liberty Street

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

Chris Berg appeared before the Board and gave an update on the proposed project since the January 2022 meeting.

Mr. Buonanno asked the applicant to explain the shape of the third-floor windows. He said at the last presentation the windows had been squared off from its original octagonal shape.

Mr. Berg said he is unaware of the how the windows changed. He said his current design reflects squared off windows.

Mr. Carter said the original windows are still on the third-floor. He said the original design is “Carpenter Gothic Townhouse”

Mr. Nato asked if the window trim is applied or is it the original wood trim.

Mr. Carter said the current window trim is original.

Mr. Nato requested that the third-floor windows be restored to its original shape.

Mr. Nato asked if all the windows will be replaced.

Mr. Berg said only the windows visible from the street.

Mr. Carter asked about the plans for the large downspout located on the side of the building running into the city alley and is visible from the street.

Mr. Berg had no information about any potential plans for the downspout.

Mr. Carter asked what is behind the front entrance triangular piece on the side of the vestibule area.

Mr. Berg said he is unaware of what is underneath, but there is no plan to remove it.

Mr. Carter asked about the status of the chimney.

Mr. Berg said there are plans to stabilize and repoint the street facing chimney.

Ms. Flanagan recommended the applicant review the January 2022 minutes and address the concerns made by the Board at that time.

The applicant requested a table of its application until next meeting.

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 details requested by the Board at the October meeting.

Kate Flanagan moved to approve the application as submitted.

Gregory Nato seconded the motion.

The motion passed unanimously via roll call vote.

NEW BUSINESS

AR 2022-125

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

Application for demolition of an existing 3-bay garage and 1 story office.

Chris Berg and appeared before the Board and gave an overview of the proposed project. He said there is a request into SHPO to determine historic significance.

Ms. Flanagan asked the Assistant Corporation Counsel to give an overview of the historic demolition process for the Board.

The Assistant Corporation Counsel reviewed City Code Section 300-40(E) for applicability to this project.

Mr. Berg said they do have a presentation of the proposed replacement. He said the proposed replacement is one building, mixed-use, and will vary in height.

The Board agreed to review the proposed replacement and response from SHPO before voting on the demolition.

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 until next meeting.

AR 2022-126

Applicant: Berg + Moss Architects / Chris Berg
Owner: 14 Liberty Street of Newburgh LLC
Location: 14 Liberty Street

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

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

Mr. Carter asked if there are plans to replace the sidewalks.

Mr. Berg said there are no current plans to replace the sidewalks.

Ms. Flanagan asked if the residential entrance width is changing.

Mr. Berg said the width will not change.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Carson Carter moved to approve the application as submitted.

Michael Buonanno seconded the motion.

The motion passed unanimously via roll call vote.

AR 2022-127

Applicant: Berg + Moss Architects / Chris Berg

Owner: 143 South William Street

Location: 143 South William Street

Application to remove existing 1st, 2nd and 3rd floor rear porches and replace the doors with new windows, brick masonry, stone sills and siding.

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

Mr. Buonanno asked if the proposed infill material is siding.

Mr. Berg said the infill materials will be brick. He said that was an error on the submitted plan set.

Mr. Carter said the Sanborn maps do not reflect rear porches.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Gregory Nato moved to approve the application as submitted, subject to the following conditions:

- The infill on the rear windows must be brick of a style, type, and color to match the rear brick façade;
- All of the window sills on the façade must match, and trim color shall be white.

Carson Carter seconded the motion.

The motion passed unanimously via roll call vote.

AR 2022-128

Applicant: Jeff Wilkinson, R.A.

Owner: 102 Broadway LLC

Location: 102 Broadway

Jeff Wilkinson appeared before the Board and gave an overview of the proposed project. He said there was an incorrect listing on the elevation for the Glen-Gery brick veneer. He said it will not be Onyx 777 in color. He said it will be of Cabernet Burgundy color.

Mr. Nato asked what the color spec for the storefront is.

Mr. Wilkinson said charcoal grey. He said he will add that specification to the plan set.

Mr. Carter asked about the cornice height relative to the neighboring building to the west which has pronounced corbels.

Mr. Wilkinson said the intention is to build the cornice a step up from the neighboring and would suspend right at the two ends.

Mr. Buonanno asked if there is a grade change in the rear of the building.

Mr. Wilkinson confirmed and said that there is an existing retaining wall.

Mr. Buonanno asked if there will be a treatment between the retaining wall and parking lot.

Mr. Wilkinson said they propose a simple iron fence.

Mr. Buonanno requested the fence detail placed onto the plan set.

Ms. Flanagan said the neighboring building features a brick treatment between the windows and the cornice. She asked the applicant why he choose to have the lintels on the third-floor butt up against the cornice.

Mr. Wilkinson said the intent is for a cleaner and simpler design detail.

Ms. Flanagan asked what the dimension of the cornice is.

Mr. Wilkinson said approximately 18 inches.

Mr. Carter recommended pronouncing the transition of where the window meets the lintel.

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 until next meeting.

AR 2022-129

Applicant: Erik Cooney
Owner: Lodger 233, LLC
Location: 137 Third Street

Erik Cooney 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.

Kate Flanagan moved to approve the application as submitted.

Carson Carter seconded the motion.

The motion passed unanimously via roll call vote.

AR 2022-130

Applicant: **Kia-Rae Stewart**
Owner: **Kia-Rae B. Stewart**
Location: **167 N. Miller Street**

Application to request a ratification of work performed; installation of new windows, new front door, new transom and painted using colors from the Benjamin Moore Historic Color palette.

Kia-Rae Stewart appeared before the Board and gave an overview of the project.

Ms. Flanagan asked if all the work performed was completed by the Newburgh Community Land Bank prior to the purchase of the building.

Ms. Stewart confirmed.

The applicant requested a table of its application until next meeting and for staff to investigate any prior approvals for the application.

Minutes of the October 11, 2022 Meeting

Kate Flanagan moved to accept the minutes from the October 2022 ARC meeting.

Carson Carter seconded the motion.

The motion passed unanimously via roll-call vote.

With no further business to discuss, the meeting adjourned at 9:13 p.m.

Respectfully Submitted:

Approved:

J.K. Gentile, Secretary

Kate Flanagan, Acting Chairperson