

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Hannah Des Cognets, Acting Chairperson
123 Grand Street, Newburgh, N.Y. 12550

Omar E. Balbuena-Palma, Secretary
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**MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of December 12, 2017**

The monthly meeting of the City of Newburgh Architectural Review Commission was held on Tuesday, December 12, 2017 at 6:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, NY 12550.

Members Present: Hannah des Cognets, Acting Chairperson
Richard Rosencrans
Christopher Hanson
Jeff Wilkinson
Jim Hoekema
James Kelly

Members Absent: Michele Basch
Isaac Diggs

Also Present: Jeremy Kaufman, Assistant Corporation Counsel
Omar E. Balbuena-Palma, Secretary to the Land Use Boards

The meeting was called to order at 6:36 p.m. after a quorum was confirmed.

Minutes of the November 14, 2017 Meeting

Mr. Rosencrans moved to approve the minutes from the November 14, 2017 meeting as submitted.
Mr. Kelly seconded the motion.

The motion was approved 6-0.

PUBLIC HEARINGS

AR 2017-110 80 Clinton Street
To replace all of the windows on the building.
Applicant/Owner: Caine Budelman

Caine Budelman, property owner, appeared before the Board. The Applicant said the intent is to replace all nine windows on the building. He said the window openings are currently covered with plywood. He provided an old picture of the façade with the original windows intact. He said the

new windows will extend to the brick. He proposed custom, Pella, 1/1 double-hung aluminum-clad windows, with trim painted black.

Mr. Wilkinson confirmed the only modification to the building will be the windows.

Mr. Kelly said the building is from the 1900s and confirmed that the windows will be custom made to fit the openings.

The Acting Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Acting Chairperson closed the public hearing.

Mr. Hoekema moved to approve the application as submitted.

Mr. Kelly seconded the motion.

The motion passed unanimously via roll call vote.

AR 2017-113

22 City Terrace

To replace the shingles with siding.

Applicant/Owner: Desiree Osorio / Cristhian Castro

Cristhian Castro, property owner, appeared before the Board. The Applicant said the existing siding is not original to the building. He wanted to replace it with cedar siding on both floors.

Mr. Wilkinson confirmed that the siding will be made out of wood and that it will be painted white. He said the molding and bracket are mostly intact.

Ms. Des Cognets said she would need more specifics if the Applicant intended to replace the fascia/corbels.

The Applicant said he would be able to replace the corbels with wood to match.

The Acting Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Acting Chairperson closed the public hearing.

Mr. Kelly moved to accept the application, subject to the following conditions:

- Cedar siding to have a 4-inch reveal, and all painted white.

Mr. Hanson seconded the motion.

The motion passed unanimously via roll call vote.

The Applicant was informed to submit a new application for any changes to the cornice and trim.

AR 2017-123

50 William Street

To install a fence and curb cut on the property.

Applicant/Owner: Elder Ivan Lozano

Cecilio Ramirez, project architect, and Elder Ivan Lozano, property owner, appeared before the Board. The Applicant said the intent is to install a new 6-foot fence on the property line to reduce/eliminate illegal dumping on the corner lot and to add a curb cut for a future driveway on the property.

Ms. Des Cognets said the East End Historic District Guidelines do not allow fences taller than forty inches on the front yard of a building.

Ms. Hanson said that he felt comfortable approving a picket style fence but not a stockade fence.

The Assistant Corporation Counsel said the Applicant needed to contact the City Engineer and meet the City Streetscape Standards for the curb cut. He said the Board may determine the height, material and type of fence. The setback location would be determined by the City Engineer, as per the City Code. He said the City Code allows for fence height of up to six feet tall. The Board could deviate from the East End Historic District Guidelines standards, but it needed to consider reasons that supported any deviation..

Mr. Hoekema said that a forty-inch tall fence will not mitigate illegal dumping on the premises and that the property is non-contributing to the neighborhood, as the property is vacant land.

Mr. Rosencrans said the East End Historic District Guidelines specify that fences in front of a building must be forty-inches, but in this particular case, because there is no building and due to the security issue, he feels comfortable approving the application.

Mr. Wilkinson confirmed that a six-foot open picket style fence will be added instead of the stockade fence.

Ms. Des Cognets confirmed that the fence will have two-inch gaps in between the wooden boards and that the fence will be painted white. She said that the security concern necessitates a higher than normal wooden fence.

Mr. Kelly clarified that the goal of the Applicant is to build a house on the property later.

The Assistant Corporation Counsel said that the Board may revisit the fence height when the new building construction is proposed.

The Acting Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Acting Chairperson closed the public hearing.

Mr. Hoekema moved to accept the application with respect to the fence only, subject to the following conditions:

- To install a six-foot high, wooden picket style fence and gate, with 2-inch gaps in between the boards, painted white.
- The setback location of the fence will be determined by the City Engineer

Mr. Hanson seconded the motion.

The motion passed unanimously via roll call vote.

The Applicant was instructed to contact the City Engineer with respect to the sidewalk curb cut.

AR 2017-124

227 Dubois Street

To replace the corbels and windows. To repair the stoop, masonry, sidewalk and paint the cornice, doors, stoop and window surrounds.

Applicant/Owner: Hannah Anderson & James Kelly / 227B, LLC

Mr. Kelly and Mr. Wilkinson recused themselves for this application.

Jeff Wilkinson, project architect, and James Kelly, property owner, appeared before the Board. Mr. Wilkinson gave a brief overview of the project and highlighted the following:

- Replace the vinyl windows with new 2/2 wooden windows
- Repair/replace wooden stoop
- Paint the cornice, doors, stoop and windows
- Replace the corbels
- Repair the sidewalk as per City Streetscape standards

The Acting Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Acting Chairperson closed the public hearing.

Mr. Hoekema moved to accept the application as submitted.

Ms. Des Cognets seconded the motion.

The motion passed unanimously via roll call vote.

AR 2017-125

102 S William Street (f/k/a 7 Spring Street Rear and a/k/a 11 Spring Street)

To install ventilation and electricity for a 10' x 14' spray booth.

Applicant/Owner: Hannah Anderson/Consolidated Spring, LLC

Mr. Kelly recused himself for this application.

James Kelly remained before the Board to represent Hannah Anderson, property owner, who was also present. The Applicant said the intent is to install an exhaust stack on the rear of the building. She requested approval because the proposed exhaust stack is slightly visible down an alley from Spring Street and South William Street.

Mr. Wilkinson said the exhaust is required for industrial uses and said he is comfortable approving the application because it is barely visible from the rear.

Mr. Rosencrans agreed and said the proposal is barely visible.

The Acting Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Acting Chairperson closed the public hearing.

Mr. Hoekema moved to accept the application as submitted.

Mr. Hanson seconded the motion.

The motion passed unanimously via roll call vote.

OLD BUSINESS

AR 2017-103

156 Lander Street

To amend the previous approval by changing the type of window and widening the doorframe.

Applicant/Owner: Michele A. Williams

Anthony Williams appeared before the Board representing Michele Williams, property owner. He said Ms. Williams received approval at the October meeting to replace the windows with Anderson 400 series, 6/6 windows. She now requests the Board to amend the decision letter to approve Jeld-Wen WDH Clad w-4500 double-hung windows, and to remove the door frame to fit a wider door. He also asked if the window grids could be reduced to 2/1 instead of 6/6.

Mr. Kelly said the replacement windows must follow the existing pattern and should be kept as 6/6 for both floors. He said the Applicant should refer to 154 Lander Street as reference for the door frame.

Mr. Wilkinson said that the Jeld-Wen windows are acceptable and that there is a limit on the widening of the door.

Mr., Hanson confirmed that the masonry will not be widened and only the frame will be removed to allow for the wider door.

The Acting Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Acting Chairperson closed the public hearing.

Mr. Kelly moved to accept the application, subject to the following conditions:

- To install new 6/6 Jeld-Wen WDH Clad w-4500 double-hung windows as substitutes for the Anderson windows.
- To remove the door frame, using 154 Lander Street as reference, and install a wooden door with a single lite or nine lite door.

Mr. Hoekema seconded the motion.

The motion passed unanimously via roll call vote.

AR 2017-105

46 Farrington Street

To install new windows and raise the roofline.

Applicant/Owner: Mark L. Epstein / 120 Johnston LLC

Robert Sears, project architect, and Mark Epstein, property owner, appeared before the Board. Mr. Sears said a more detailed plan was submitted to the Board and gave a brief overview of the proposal. He highlight the following:

- Install new aluminum clad double hung windows similar to 120 Johnston Street that maintain the existing arch
- Extend the brick wall to accommodate the new raised roofline
- Install new fascia boards to match and replace the existing boards and painted in Real Red SW-6868
- Repair/replace wooden brackets and paint in Real Red SW-6868
- Match third floor windows with the size of the second floor windows
- Paint the window stone sills, the arched brick headers, the double rowlock headers, the stone lintels and the brick mold in Real Red SW-6868

Mr. Kelly said the roofline could be raised but should be maintained as existing.

Mr. Wilkinson said that an OG gutter, five to six inches, should be added.

The Acting Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Acting Chairperson closed the public hearing.

Mr. Wilkinson moved to accept the application as submitted, subject to the following conditions:

- To raise the roofline and maintain the original 2/12 gable roof with EPDM roofing materials
- To install five-inch OG gutters on the front and back with appropriate sized leaders

Ms. Des Cognets seconded the motion.

The motion passed unanimously via roll call vote.

AR 2017-106

171 First Street

To construct a new single-family house with garages below.

Applicant/Owner: Coppola Associates / Professional Commercial Group LLC

AJ Coppola from Coppola Associates appeared before the Board. The Applicant gave a brief history of the project and said a new updated site plan was approved by the Zoning Board of Appeals and submitted to the ARC. He highlighted the following:

- The building footprint was moved north. The porch setback on First Street now matches the setback on the adjacent building
- The garage doors on Johnston Street were eliminated from street view and relocated to the rear of the property.
- The First Street façade will be all brick with a small porch
- Additional windows and a shed roof were added to the Johnston Street side with an indentation for a double reverse gable.

Mr. Hoekema said he is comfortable approving the application with the updated modifications.

Ms. Des Cognets said the proposed porch on 171 First Street matches the adjacent building setback but the proposed building does not. She said it may look out of place if it is not adjusted.

The Applicant said he updated the plan to request the least amount of setbacks from the Zoning Board of Appeals and modifying the plan now would delay the project further.

The Assistant Corporation Counsel said it was the Applicant's decision to apply to the ZBA for approval prior to final ARC approval, and that was a conscious decision by the Applicant. The Board did not have to be restricted to the approved setbacks by the Zoning Board of Appeals. If the ARC wanted a modified site plan with building footprint relocation, then the Applicant would have to return to the Zoning Board of Appeals.

Mr. Hoekema said revised plan is an improvement and moving the building further may look worse because then the porch will not match.

Mr. Kelly said that all three properties on First Street do not have matching setbacks and was not concerned with different setbacks.

Mr. Rosencrans said the current layout provides a better view around the corner.

The Acting Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Acting Chairperson closed the public hearing.

Mr. Hoekema moved to accept the application as submitted in the revised specifications.
Mr. Kelly seconded the motion.
The motion passed unanimously via roll call vote.

NEW BUSINESS

AR 2017-127

Liberty Street Streetscape Project

To make 275 feet of streetscape improvements between Broadway and Ann Street.

Applicant/Owner: Greenman-Pedersen, Inc. / City of Newburgh

The Assistant Corporation Counsel gave a brief history of the application. He said that about a year ago, the City Planner and the Assistant City Engineer presented the City Streetscape Project in order to improve the sidewalks.

He said the Applicant, Greenman-Pedersen, Inc. (“GPI”) has been charged with designing the Liberty Street Streetscape Project. In order to receive/use federal funding in connection with the project, various requirements needed to be met. As per the letter submitted by GPI, the application was submitted to the New York State Department of Transportation (“NYSDOT”). After reviewing the application, NYSDOT requested a Finding Documentation Report detailing the project’s effect on the historic district. He said that GPI requested the ARC to make a determination that the proposed project would have no adverse impact on the properties or general character of the East End Historic District. He said the proposed work is outlined in the GPI submission packet, which was provided for all of the Board members’ review.

Mr. Hanson clarified that there is no currently proposed project at the southeast corner of Broadway affecting the Streetscape Project.

Mr. Hanson moved to declare that the project will have no adverse impact on the properties or general character of the East End Historic District Ms. Des Cognets seconded the motion.
The motion passed unanimously via roll call vote.

The Assistant Corporation Counsel said that December 12, 2017 marked the last meeting for Richard Rosencrans as a member of the ARC and on behalf of everyone wished him good luck and thanked him for his service.

With no further business to discuss, the meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Omar E. Balbuena-Palma
Secretary to the Land Use Boards