CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION
123 Grand Street, Newburgh, New York 12550

Michele Basch, Chairperson
Omar E. Balbuena-Palma, Secretary
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MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of March 13, 2018

The monthly meeting of the City of Newburgh Architectural Review Commission was held on Tuesday, March 13, 2018 at 6:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, NY 12550.

Members Present: Michele Basch, Chairperson
Christopher Hanson (arrived at 6:40 p.m., after the vote on the Minutes)
Jeff Wilkinson
Jim Hoekema
James Kelly

Members Absent: Isaac Diggs
Hannah Des Cognets

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

The meeting was called to order at 6:32 p.m. after a quorum was confirmed.

Minutes of the January 9, 2018 Meeting

Mr. Hoekema moved to approve the minutes from the January 9, 2018 meeting as submitted.
Mr. Kelly seconded the motion.
The motion was approved unanimously.

CONSENT AGENDA

AR 2018-10 **15 ½ Overlook Place**
To paint the exterior brick on the front only of the building in Clarksville Gray HC-102, and Corbel highlights in Hancock Gray HC-97.
Applicant/Owner: Cathy Collins / Habitat for Humanity of Greater Newburgh

The Chair said that painting or parging of unpainted brick buildings is not allowed in the East End Historic District, unless the building was originally painted.

Ms. Basch moved to remove AR 2018-10 off the Consent Agenda.
Mr. Kelly seconded the motion.
The motion passed unanimously.

The Applicant was present at the meeting, notified of the application's removal from the Consent Agenda, and informed to submit additional application materials to be placed on the April 10, 2018 ARC meeting.

AR 2018-04 **40 Lander Street**
To clean and paint the exterior walls in Charcoal Slate HC-178 (Benjamin Moore) and the trim and soffit Black HC-190 (Benjamin Moore).
Applicant/Owner: Dan Gilbert / Brananddan Properties, LLC

AR 2018-06 **73 Courtney Avenue**
To paint the exterior facade in Black Panther 2125-10 (Benjamin Moore), and the windows and doors in Raccoon Fur 2126-20 (Benjamin Moore).
Applicant/Owner: Shayla Sellars / Sharecroppers 200, LLC

AR 2018-15 **64 Beacon Street**
Repair/replace the steps in-kind and replace the left hand-rail to match the existing right-hand rail.
Applicant/Owner: Maite Gonzalez

Mr. Hoekema moved to approve the remaining items on the Consent Agenda.
Ms. Basch seconded the motion.
The motion passed unanimously.

PUBLIC HEARINGS

AR 2018-03 **12 Bush Avenue**
Application to install a 3.6 kW Solar Array on the roof.
Applicant/Owner: Rachel Ferrier / Christopher Sayles

John Marian from Tri-State Solar Services, and Christopher Sayles, Property Owner, appeared before the Board. Mr. Marian gave a brief overview of the project and submitted supporting documents to the Board for consideration (which was made part of the record). He said the intent is to install solar panels on the roof to reduce reliance on the utility company energy services.

Christopher Hanson arrived to the meeting at 6:40 p.m.

Mr. Wilkinson asked if the Applicant took into account the roof stability and if there will be light reflection onto nearby properties.

Mr. Marian said the roof is new and the solar array will be placed on the south side of the building, perpendicular to the street. The panels will face parallel to the street. He said the trees in front of the panels will block glare on nearby buildings.

The Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Chairperson closed the public hearing.

Ms. Basch moved to approve the application as submitted. Mr. Hoekema seconded the motion. The motion passed unanimously.

AR 2018-05 **197 N. Miller Street**

Application to install new windows and doors on the front and rear of the building; install a new mini split heat pump condenser in the rear; extend the South side of the building ten inches with an insulation wall; Stucco the insulation in brownstone; repair/replace the stoop, brick façade, rear decks and railings; paint the building.

Applicant/Owner: Michael Robinson / Stephen Taya Property Development

Michael Robinson, Applicant and Member of Stephen Taya Property Development, Owner, appeared before the Board. He gave a brief overview of his project and said that goal of the renovation is to obtain Passive House certification.

Mr. Wilkinson clarified that stucco is a paintable masonry product used for coating wall surfaces or molding into architectural decorations. He said he does not have an issue with the insulating wall but the Applicant may need a lot line change because the proposed insulation encroaches into the adjacent lot.

The Assistant Corporation Counsel said the Owner owns the three lots at 193, 195, and 197 N. Miller Street. He said the Applicant submitted an application to the City Assessor to combine the property lots at 195 N. Miller Street and 197 N. Miller Street. He said the Owner later intended to submit an application for a lot line change at 193 N. Miller Street and the new 195/197 N. Miller Street property line. He said the required variances on the Informational Report dated February 8, 2018 by the Building Inspector were approved at the February 27, 2018 Zoning Board of Appeals meeting and do not fall under the purview of the ARC.

The Applicant confirmed and submitted Zola window spec sheets ("Exhibit 1" and "Exhibit 2") to the Board for consideration (which was made part of the record). He said the original window submission was too expensive and requested approval for either of the Zola window replacements.

The Chairperson read the window replacement guidelines from the East End Historic District Design Guidelines.

Mr. Wilkinson said there are techniques available for the existing windows to meet Passive House requirements.

The Applicant said he is the contractor for the project and the techniques mentioned by Mr. Wilkinson would not meet Passive House requirements. He requested the Board to allow the proposed windows in Exhibit 1 on the façade and the proposed windows in Exhibit 2 on the rear of the building. He added that the windows in Exhibit 2 will meet Fire Code regulations and he intends to install a previously removed double door from the entrance.

Ms. Basch said that UPVC materials cannot be approved but the clad wood alternative may be used.

Mr. Hanson said it is difficult to justify approving replacement windows when repair of the existing windows is possible. However, in this case, the Applicant is seeking Passive House certification and replacing the existing windows will add value to the neighborhood while maintaining consistency within the Historic District.

Ms. Basch said the proposed windows on the rear are barely visible from Dubois Street.

Ms. Basch said the Applicant must return with additional information regarding the stoop, brick façade, building paint, rear deck and railings.

The Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Chairperson closed the public hearing.

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

- To parge the South wall brick, add insulation to the exterior and stucco the wall with a Brownstone color finish;
- To install a Zola double door on the front;
- To paint the façade body Downing Slate (Sherman Williams) and the cornice, window lintels and sills Tricorn Black (Sherman Williams);
- To extend the cornice to wrap around the extended wall;
- To replace the existing windows in the front with Zola, 1/1 clad wood, simulated double-hung windows, per application specs (Exhibit 1);
- To install Zola, clad wood, single slab, with horizontal mullion in the rear, per application specs (Exhibit 2);
- To install a mini split heat pump condenser, per application specs.

Ms. Basch seconded the motion.
The motion passed unanimously via roll call vote.

AR 2018-07 **95 Liberty Street WH**
Application to remove and replace the roof with Harvard Slate shingles.
Applicant/Owner: Mark Surico / Phoebe Sudrow

Mark Surico, Applicant, appeared before the Board. The Applicant said the intent is to remove the existing roof and install slate-colored architectural asphalt shingles.

Ms. Basch clarified the Yankee gutter will not be preserved and the Applicant will install copper hanging gutters.
The Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Chairperson closed the public hearing.

Mr. Kelly moved to approve the application as submitted.

- To re-shingle the roof using slate-colored architectural asphalt shingles;
- To install copper flashing and copper gutters.

Ms. Basch seconded the motion.
The motion pass unanimously via roll call vote.

AR 2018-08 **378 Liberty Street**
Application to install a new front porch, rear porch, front door and light; to repair/replace the brick, cornice, window trim and sills; to paint the modifications using colors from the Benjamin Moore historic color palette.
Applicant/Owner: Alvaro Galvez / RipRap LLC

Alvaro Galvez, Applicant, appeared before the Board. He said he recently purchased the property from RipRap LLC and he intends to install a new porch on the front and rear of the property. He said a new door and lighting will be added.

Ms. Basch clarified the porch and door will be made out of wood.

Mr. Wilkinson clarified the door will be a wooden single pane door painted Audubon Russet (Benjamin Moore). He said window replacements will not be considered.

The Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Chairperson closed the public hearing.

Mr. Hoekema moved to approve the application as submitted.

- To install a new wooden front porch and rear porch, per application specs;
- To repair/replace the window trim and sills to match the existing trim and sills;
- To install a wooden single pane door in the front, painted Audubon Russet (Benjamin Moore);
- To install light fixtures over the front door and to the top-right of the rear door, per application specs.

Mr. Hanson seconded the motion.
The motion passed unanimously via roll call vote.

AR 2018-09 **76 Henry Avenue**
To replace all front, side and rear windows on the brick part of the building with vinyl windows.
Applicant/Owner: Anthony Dobler / Merault Almonor

The Applicant did not appear for the meeting. The application was tabled until the April 10, 2018 ARC meeting.

AR 2018-11 **25 Johnston Street**

Application to install new windows, exterior doors, porch, roof and a rear perimeter fence; to repair/replace the brick and mortar; topaint the modifications using colors from the Benjamin Moore historic color palette.

Applicant/Owner: Cathy Collins / Habitat for Humanity of Greater Newburgh

Nate Litwin, Applicant, appeared before the Board. The Applicant said the intent is to renovate the façade and install new windows, a new door, a new porch and paint the building. He said the new windows will be Marvin Integrity double-hung windows painted Cashmere (Benjamin Moore).

Mr. Kelly clarified the exterior door will be a twin swing, two panel, single lite, custom wood door with brass hardware painted Van Deusen Blue (Benjamin Moore).

Ms. Basch confirmed the railing would be in PermaCast, painted Philadelphia Crème (Benjamin Moore).

Mr. Wilkinson said the Applicant may want to consider installing alternative traditional wooden storm windows.

Ms. Basch clarified the rear perimeter chain link fence will be replaced with a 5' foot tall, wooden fence with 1x4 vertical slats, stained brown.

The Applicant read the proposed exterior modifications as listed in the application. He added a request to remove the existing chain link fence in the front.

The Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Chairperson closed the public hearing.

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

- The Applicant has the option to install Marvin Integrity 2/2 double-hung fiberglass clad wood frame windows painted Cashmere (Benjamin Moore) or install traditional wooden storm windows;
- To remove the existing chain link fence in the front of the building and replace the rear fence with a 5' foot tall, wooden fence with 1x4 vertical slats, stained brown;
- Repair/repoint the brick and mortar in kind;
- The exterior door will be a custom wood twin swing, single lite, two-panel door with brass hardware painted Van Deusen Blue (Benjamin Moore). The inset door will be a ThermaTru, S296, four panel, two lite with existing transom painted Van Deusen Blue (Benjamin Moore);
- The trim products will be Bodyguard exterior grade wood with a smooth finish, painted Philadelphia Crème (Benjamin Moore);

- To replace the cornice with custom made wood brackets painted Valley Forge Brown (Benjamin Moore);
- The lintels will be painted Valley Forge Brown (Benjamin Moore);
- The porch risers, banisters and rails will be made of wood and painted Philadelphia Crème (Benjamin Moore), the treads and decking will be stained brown, the foundation will be concrete piers poured flush with a finished grade and 6x6 wooden posts would extend from the concrete base;
- To install Black EPDM, 60 mil on the main roof;
- To replace the curb with formed concrete dyed Product No. U28 (Uni-mix Integral Color Colorant by Butterfield Color, Inc.) if the curb is damaged by sewer or water line installation.

Mr. Kelly seconded the motion.
The motion passed unanimously via roll call vote.

AR 2018-12 **34 E. Parmenter Street**
Application to install a 6.9 kW Solar PV array on the roof.
Applicant/Owner: Solar City (Erin McConnell) / Luis Pascual

Erin McConnell, Applicant, appeared before the Board. The Applicant said the intent is to install 23 solar panels on the roof. She said 17 panels will be visible from the street and the slope is too steep for any glare to adjacent buildings. She said the wires will be tucked away within side skirts.

Mr. Hanson clarified that the Black panels are more efficient than the purple panels.

Ms. Basch confirmed that snow will naturally slide off the panel but the owner may opt to use a foam rake to remove the snow.

The Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Chairperson closed the public hearing.

Ms. Basch moved to accept the application as submitted.

- To install a new 6.9 kW solar PV array on the existing roof, per application specs

Mr. Hanson seconded the motion.
The motion passed unanimously via roll call vote.

AR 2018-13 **32 Liberty Street WH**
Application to replace the exterior shingles on the side bump out with new light gray shingles and replace the existing crown molding to match 30 Liberty Street WH.
Applicant/Owner: John Yu / Astor Properties International LLC

John Yu, Applicant and Member of Astor Properties International LLC, Owner, appeared before the Board. The Applicant said the intent is to replace the exterior shingles on the side bump out with light gray shingles and replace the existing crown molding to match 30 Liberty Street WH. The Applicant submitted a clearer copy of the images taken at 30 Liberty St. WH (which was made part of the record).

Mr. Wilkinson said that wood siding or HardiBoard siding is acceptable but not vinyl.

Mr. Kelly confirmed that the complete molding around 32 Liberty Street WH will be removed and replaced to match 30 Liberty Street WH. He said the language should be changed to reflect the appropriate word (cornice).

The Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Chairperson closed the public hearing.

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

- Remove the aluminum cornice around 32 Liberty Street WH including the bay window and install a wooden or HardiBoard cornice to match the existing cornice at 30 Liberty Street WH
- Remove aluminum siding on the bay window and replace with wood or HardiBoard architectural shingles painted light gray

Ms. Basch seconded the motion.
The motion passed unanimously via roll call vote.

AR 2018-14 **317 Grand Street**
Application to replace the third floor windows on the east and south side of the building.
Applicant/Owner: Irene T. Scott

Irene T. Scott-Bethea, Applicant and Owner, appeared before the Board. She said the intent is to replace the deteriorated windows on the east and south sides of the building. She said the replacement Jeld Wen windows will be made of wood and painted white.

Mr. Wilkinson confirmed the windows on the mansard roof will be replaced.

Mr. Hanson and Mr. Kelly confirmed that the windows are not salvageable.

Ms. Basch clarified that three windows will be replaced.

The Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Chairperson closed the public hearing.

Ms. Basch moved to accept the application as submitted.

- Replace two windows on the third floor of the east side of the building and one window on the third floor of the south side of the building with wooden Jeld wen windows painted white to match the existing style;
- The Applicant is encouraged to obtain darker colored windows to match the building.

Mr. Hoekema seconded the motion
The motion passed unanimously via roll call vote.

AR 2018-16 **66 Johnston Street**
To install a new porch and front door; new vinyl windows and to repair/replace the cornice.
Applicant/Owner: Lu Nicaj / M & N Newburgh Dev., LLC

Lu Nicaj, Applicant and Member of M & N Newburgh Development LLC, Owner, appeared before the Board. He said the intent is to replace the windows, repair/replace the cornice, and install a new front porch.

Ms. Basch said vinyl windows are not acceptable replacements.

The Applicant submitted new window replacements for consideration (which was made part of the record).

Ms. Basch asked if the electric meter is going to be removed from the front.

Mr. Wilkinson said the length of the exposed conduit may not be legal.

The Applicant said the conduit is pre-existing, passed inspection and he is not proposing to move the meter location. He added that it does not fit under the porch.

Mr. Hanson said the windows should be 2/2 and the glazing needs to be arched to fit the existing window opening.

Mr. Kelly said there used to be a double door in the front entrance, which was removed to install a single door.

Mr. Wilkinson requested a line drawing of the application.

Ms. Basch clarified that a door transom exists above the front door.

Mr. Hanson said the type of spindles, handrails and dimensions of the porch should be submitted.

Ms. Basch suggested the Applicant may want to submit a drawing similar to 317 Grand Street for consideration.

The Assistant Corporation Counsel said the Applicant should submit a FOIL request to the City Clerk if he would like a copy of the drawing at 317 Grand Street.

The Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Chairperson closed the public hearing.

The Application was tabled and the Applicant was informed to attend the April 10, 2018 ARC meeting after submitting additional details for consideration.

OLD BUSINESS

AR 2017-90 **9 S. Miller Street**
Returning for a vote on the handrails and door.
Applicant/Owner: Jack Heaney / Dubois Street Associates

Matthew Cordone, Project Architect, appeared before the Board. He gave a brief background of the project and said the intent is to receive approval for the remaining portions of his application. He said the handrails will be painted in Waterbury Green (Benjamin Moore) and Van Alen Green (Benjamin Moore).

Ms. Basch moved to approve the application as submitted.

- Install new handrails and door painted in Benjamin Moore Historic colors, per application specs.

Mr. Hanson seconded the motion.
The motion passed unanimously via roll call vote.

AR 2017-91 **12 S. Miller Street**
Returning for a vote on the handrails.
Applicant/Owner: Jack Heaney / Dubois Street Associates

Matthew Cordone, Project Architect, remained before the Board. He gave a brief background of the project and said the porch will be substantially the same as 9 S. Miller Street.

Mr. Hanson clarified the Applicant has the liberty to choose between the colors in the submitted color palette.

The Applicant said the intent is to paint the balustrades in Van Alen Green (Benjamin Moore) and the highlights Waterbury Green (Benjamin Moore) or Duxbury Gray (Benjamin Moore).

Ms. Basch moved to approved the application as submitted.

- Install new handrails painted in Benjamin Moore Historic colors per application specs

Mr. Hanson seconded the motion.
The motion passed unanimously via roll call vote.

AR 2017-92 **17 Dubois Street**
Returning for a vote on the porch.
Applicant/Owner: Jack Heaney / Dubois Street Associates

Matthew Cordone, Project Architect, remained before the Board

Mr. Hoekema moved to approve the application as submitted.

- Install a new front porch painted in Benjamin Moore Historic colors per application specs.

Ms. Basch seconded the motion.
The motion passed unanimously via roll call vote.

With no further business to discuss, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

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