

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

Michele Basch, Chairperson
Omar E. Balbuena-Palma, Secretary
Phone: (845) 569-7380 Fax: (845) 569-9700

MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of August 14, 2018

The monthly meeting of the City of Newburgh Architectural Review Commission was held on Tuesday, August 14, 2018 at 6:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, NY 12550.

Members Present: Michele Basch, Chairperson
Christopher Hanson
Jeff Wilkinson
Hannah Des Cognets
Jim Hoekema
James Kelly

Members Absent: Isaac Diggs

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

Ms. Des Cognets was unable to remain for the duration of the meeting and left at 6:35 p.m. The meeting was called to order at 6:40 p.m. after a quorum was confirmed.

At the Applicant's request, the Chairperson moved application AR 2018-53 forward on the agenda.

AR 2018-53 383 Liberty Street
To repair/replace ten (10) windows.
Applicant/Owner: Eli Vaknin / Otherside Properties LLC

Eli Vaknin and Daniel Gilbert from Otherside Properties LLC, Property Owners, appeared before the Board.

Mr. Vaknin said the intent is to replace ten (10) damaged windows on the front and side of the building.

Mr. Gilbert said the windows have a square bottom with a curved edge on top and the new windows will fit the window opening. He said one (1) existing window does not have a curved top and they are proposing to replace it with a new curved-top window.

Ms. Basch clarified that the four windows on the rear (not visible from the street) will be vinyl windows.

Mr. Wilkinson said the existing windows are currently a mix of 2/2 and 1/1 windows and asked if the new windows will match the existing configuration. He confirmed that the new jams, the brick mold and the masonry will be repaired/replaced in-kind.

Mr. Gilbert asked the Board what configuration of windows are appropriate.

Mr. Kelly said 2/2 windows are most appropriate for the building.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Hanson clarified that the window manufacturer is Trimline Wood Windows and the line of windows are Liberty Wood.

Mr. Wilkinson said the Applicant must return with a paint color for the window.

Mr. Hoekema moved to approve the application, subject to the following conditions:

- Install 2/2 Liberty wood windows

The Applicant must submit additional information for a determination on the window paint color.

Mr. Kelly seconded the motion.

The motion passed unanimously via roll call vote.

Minutes of the July 10, 2018 Meeting

Mr. Kelly moved to approve the minutes from the July 10, 2018 meeting as submitted.

Mr. Hanson seconded the motion.

The motion was approved unanimously.

CONSENT AGENDA

AR 2018-49

21 Henry Avenue

To paint the trim portions of the building Coventry Gray (Benjamin Moore) and the building base Charcoal Slate (Benjamin Moore).

Applicant/Owner: Carter Peabody / 21 Henry Heights LLC

AR 2018-54

126 Liberty Street

To paint the first floor facade using colors from the Valspar Historical color palette.

Applicant/Owner: Efrain Acosta / Leaf Storm Productions Inc.

AR 2018-55

43 Lutheran Street

To paint the Cornice detail and the window and door trim Twisted Oak Path 226 (Benjamin Moore); the flat parts of the cornice Hathaway Peach HC-53 (Benjamin Moore).

Applicant/Owner: Alan Liani / 43 LTH LLC.

Mr. Hoekema moved to approve the Consent Agenda.

Ms. Basch seconded the motion.

The motion passed unanimously.

PUBLIC HEARINGS

AR 2018-45

18 Liberty Street

To restore the façade and install new wall mounted gooseneck lighting, concrete plank trim boards, panels, windows and a door; and replace the existing sign.

Applicant/Owner: Coppola Associates / Andres Garcia

A.J. Coppola from Coppola Associates, Applicant, appeared before the Board. He said the property has been vacant for an unspecified amount of time and the building is merely a shell made of four (4) walls. He said the façade is the only wall visible from the street. He gave a brief overview of the project and highlighted the following:

- Two (2) new wood aluminum clad storefront windows
- A new wooden door
- New wall mounted gooseneck lighting
- Concrete plank trim boards and panel beneath the store windows
- New transom window with muntins above the store windows
- Existing box sign will be removed
- No determination on window color and sign design/color

Mr. Hanson clarified there will be five (5) new gooseneck lights.

Mr. Wilkinson said the Applicant may submit the proposed paint colors for review as a consent item at the next Board meeting.

The Applicant agreed and said the tenant will return with sign details under a separate application.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Hoekema moved to approve the following portion of the application as submitted:

- Install two (2) new wood aluminum clad storefront windows with: concrete plank trim boards and panels beneath, and new transom window with muntins above the store windows per application specs
- Install a new centered wooden door, five (5) new wall mounted gooseneck lights above the sign per application specs

The Applicant must submit additional information for a determination on the windows and door color.

Mr. Kelly seconded the motion.

The motion passed unanimously via roll call vote.

AR 2018-46

80 City Terrace

To install a twelve (12) foot driveway on the north side of the building.

Applicant/Owner: Antonio Robinson / Antonio & Kadesh Robinson

Antonio and Kadesh Robinson, Property Owners, with Cahno Green, Project Contractor, appeared before the Board.

Mr. Robinson said the intent is to install an asphalt driveway on the north side of the building with a curb cut.

Mr. Hanson confirmed the distance of the existing fence to the building is approximately 15 feet. He asked for the dimensions of the driveway.

The Contractor said a 12' x 20' driveway will be installed and centered between the fence and building with a greenspace on both sides.

Ms. Basch confirmed that the sidewalk will not be constructed out of asphalt.

Mr. Wilkinson clarified that the sidewalk apron will be colored concrete to match the existing Bluestone. He said the Owner needs to be aware of the sidewalk standards for the City of Newburgh.

The Assistant Corporation Counsel said that the sidewalk apron must follow the City of Newburgh Streetscape Standards and the Building Department will inspect the property for compliance.

Mr. Kelly said the Bluestone needs to be cut and pitched at an angle for the curb cut. He said the stone is not as durable as concrete.

Ms. Basch asked the Owner if he would donate the Bluestone to the City.

The Owner agreed.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

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

- Install a 12' x 20' asphalt driveway centered between the existing fence and building on the northern side of the property
- Sides next to the driveway will be greenspace
- Sidewalk apron must follow the City of Newburgh Streetscape standards

The Applicant is encouraged to contact the Department of Public Works to pick up the donated Bluestone.

Ms. Basch seconded the motion.

The motion passed unanimously via roll call vote.

AR 2018-47

119 First Street

To install a rear yard gazebo with decorative lighting and a fence for an outdoor grill area; to paint the gazebo and fence black HC-90 (Benjamin Moore).

Applicant/Owner: David A Herring III

David Herring, Property Owner, and Tiffany Buxton, Project Designer, appeared before the Board.

The Project Designer submitted additional details for consideration. She said the intent is to clear the backyard and set up a gas grill and seating area for customers. She said the Owner currently has a charcoal grill in the front of the building and customers must wait on the front sidewalk because there is no room on the inside of the building. She said utilizing the backyard will reduce people congregating outside the building and a privacy fence with a custom-built gazebo will be installed on the backyard. She said the gazebo will not be affixed to the building.

Ms. Basch clarified that the proposed fence will block street view of the backyard and the Board must determine whether the fence and pergola are appropriate.

The Project Designer said the proposed fence will replace the existing chain link fence and the fence furthest from the street will be taller than the neighbor's fence.

Mr. Wilkinson clarified that the proposed fence will be a solid black, wooden fence, with horizontal boards, approximately five (5) to six (6) feet high. He said the fence may not exceed six (6) feet. He said he is comfortable approving the fence but requires additional details for the pergola.

Mr. Hanson said the Owner should submit the construction material, layout and dimensions of the pergola.

Ms. Basch said the pergola may be susceptible to flames from the grill and cautioned the Owner to research the appropriate height. She said the Owner should return with additional details for the pergola.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

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

- Remove existing chain link fence
- Install a solid wood privacy fence around the rear backyard, with horizontal slats, painted Black HC-190 or Navy HC-154
- Fence may not exceed six (6) feet

The Applicant must return with additional details regarding the pergola.

Ms. Basch seconded the motion.

The motion passed unanimously via roll call vote.

AR 2018-48

53 Benkard Avenue

To replace the windows, porch steps and railing.

Applicant/Owner: Amber France

Amber France, Property Owner, appeared before the Board. The Owner said the intent is to replace the windows in-kind and replace the porch steps and railing. She said the stoop is in disrepair and concrete will be used to replace the steps.

Mr. Wilkinson said the rear of the building has 2/2 windows.

Mr. Hanson said the surrounding buildings and the existing bay have 1/1 windows.

Mr. Kelly said 1/1 windows are appropriate for the building.

Mr. Hanson said the replacement windows should be 1/1 windows painted using from the Benjamin Moore Historic Color palette.

The Owner agreed and said the window trim will be painted Hunter Green 2041-10 (Benjamin Moore). She asked if the Board is opposed to rotating the stoop entrance towards the sidewalk.

Mr. Hanson said the stoop entrance may be rotated but the Owner should confirm with the Building Department if the rotated stoop will meet the requirements of the City Code.

Mr. Kelly said the columns should be repurposed and the stoop roof salvaged. He said if the stoop is rotated, the landing may be inside the building with parapet walls on either side.

Mr. Wilkinson said wood with concrete does not look appropriate to the building.

Mr. Kelly said the existing porch posts look original to the building but the porch steps do not. He said concrete steps could cause drainage issues.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

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

- Install 1/1 wood or wood clad windows painted Hunter Green 2041-10 (Benjamin Moore).

The Applicant must return with additional details regarding the porch and railing.

Ms. Basch seconded the motion.

The motion passed unanimously via roll call vote.

AR 2018-50

109 S. William Street

To restore the building with new landscape; install new windows, doors lighting and sidewalks; and remove the awning, security gates and collapsed roof structure.

Applicant/Owner: BOM Newburgh LLC

Neil Wilson, attorney from Mackey Butts & Wise, appeared before the Board on behalf of the Property Owner with Sisha Ortuzar and Caleb Mulvena.

Mr. Mulvena said the intent is to renovate the building for mixed use with a café on the ground floor and residential units above. He gave a brief overview of the project and highlighted the following:

- North Façade
 - Refurbish seven (7) existing steel windows on upper floor
 - Scrape and repaint existing sign bracket
 - Install new aluminum storefront entry bays (single swing door and sidelights)
 - Remove brick above existing windowsills and lower the existing windowsills to existing concrete curb.
 - Maintain existing window head and jamb.
 - Install three (3) new aluminum frame fixed storefront panels above windowsills with one (1) relocated existing steel window
 - Install lighting and planters
- Northeast Façade
 - Install a painted mural
 - Remove collapsed roof structure, security gates and storefront system
 - Patch head/jamb at masonry opening
 - New landscaping
 - Suspended non-functioning pipe will be kept if possible
 - Repurpose five (5) existing steel windows on upper floors
 - Remove chain link fence
- Southeast Façade
 - Remove awning
 - Install new aluminum frame fixed storefront system
 - New opening in masonry wall for aluminum storefront double door

- One (1) new double casement replacement windows and three (3) repurposed existing steel windows on upper floors
- West façade
 - 17 new casement replacement windows
 - Repair and paint wooden trim (eave, soffit etc.), gutters and downspouts
 - Brick in fill two (2) windows to accommodate kitchen exhaust

Mr. Hanson said the South façade is not visible from the street and it is not under the Boards purview.

Ms. Basch asked if the boarded windows on the West façade have a curved top.

Mr. Mulvena said he would have to research those windows but would like to install curved top windows.

Mr. Wilkinson said the sidewalk repairs should follow the City of Newburgh Streetscape Standards.

Ms. Basch clarified that the Applicant must return for a determination on the mural and that the garbage will be placed on the rear of the property.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Hoekema moved to approve the application as submitted except for the mural design.

Mr. Kelly seconded the motion.

The motion passed unanimously via roll call vote.

The Applicant was informed to return with additional details regarding the mural design.

AR 2018-51

17 Spring Street

To add a second story on top of a one-story garage and paint the building using colors from the Benjamin Moore color palette.

Applicant/Owner: Joseph Fratesi / Northern Highlife, LLC

Joseph Fratesi, Applicant, appeared before the Board. The Applicant said the intent is to add a second story to the existing 800 sq. ft. garage. He said the body of the building will be painted Narragansett Green HC-157 (Benjamin Moore), the windows and garage doors will be painted Black HC-190 (Benjamin Moore). He submitted a revised site plan that accurately captures the proposed colors and said two (2) sconce lights will be added to the façade.

Mr. Hanson said the ratio of windows to siding is overwhelming.

The Applicant said the building layout does not allow additional windows.

Mr. Kelly said the building itself is not a row house and was built sometime after the neighborhood was established.

Mr. Wilkinson clarified the addition will continue the existing CMU cinderblock.

Mr. Kelly confirmed the parapet walls will be capped with aluminum.

Ms. Basch clarified the existing chain link fence will be replaced with a steel roll up gate and the garage door will be replaced with a steel and glass outward swinging door.

The Applicant said the new windows will be square top windows and the existing steel front door will be kept.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Hanson moved to approve the application as submitted.

- Install a second story above the existing garage and two (2) sconce lights per application specs
- Paint the body of the building Narragansett Green HC-157 (Benjamin Moore), the windows and garage doors will be painted Black HC-190 (Benjamin Moore)
- Replace the garage door with a steel and glass outward swinging door per application specs.
- Remove the existing fence and install a steel roll up gate

Ms. Basch seconded the motion.

The motion passed unanimously via roll call vote.

AR 2018-52 102 S William Street (f/k/a 7 Spring Street Rear and a/k/a 11 Spring Street)

To install a sign.

Applicant/Owner: Hannah Anderson / Consolidated Spring, LLC

Joseph Fratesi representing the Property Owner, remained before the Board. The Applicant said the intent is to install a sign above the door on the East side of the William Street elevation drawing.

Mr. Hanson confirmed there is no proposed lighting.

The Applicant said lighting may be added under a separate application later.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Wilkinson moved to approve the application as submitted.

- Install a 1" diameter straight arm sign metal bracket painted Black Jack 2133-20 (Benjamin Moore) with a 3'6" x 2'0" Blade sign painted on both sides with black lettering on white PVC per application specs

Ms. Basch seconded the motion.

The motion passed unanimously via roll call vote.

DISCUSSION ITEMS

Consent Agenda

The Board adjourned the Consent Agenda Policy decision until the next meeting.

With no further business to discuss, the meeting was adjourned at 8:40 p.m.

Respectfully submitted,

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