

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 November 13, 2018

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

Members Present: Michele Basch, Chairperson
Jeff Wilkinson (arrived at 6:45 p.m.)
Hannah Des Cognets
Jim Hoekema
James Kelly

Members Absent: Christopher Hanson
Isaac Diggs (left before meeting began)

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

Minutes of the October 9, 2018 Meeting

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

CONSENT AGENDA

AR 2018-76

Applicant: Victor Velasco
Owner: Victor Velasco
Location: 186 S. William Street

Seeking ratification of the paint on the building without ARC approval.

AR 2018-77

Applicant: Yasmin Elshafei & Seth M. Olenick

Owner: Yasmin Elshafei & Seth M. Olenick

Location: 25 Overlook Place

To paint the window trims, doors and the front and rear porch using colors from the Glidden and BEHR color palette.

Ms. Des Cognets moved to approve the Consent Agenda as submitted.

Ms. Basch seconded the motion.

The motion passed unanimously.

AMENDMENT REQUESTS

AR 2018-05

Applicant: Michael Robinson

Owner: Stephen Taya Property Development LLC

Location: 197 N. Miller Street

Requesting to amend the previously approved door.

Michael Robinson, Applicant, appeared before the Board on behalf of Stephen Taya Property Development.

The Applicant sought to amend the approved door from the original decision approval letter and install a new single wooden door. The doorway is 6 inches smaller than he originally thought and the frame is not plumb with the door. He said a 44-inch by 95-inch single door painted black with approximately 5 ½ inch casing would actually fit the frame, be more practical and less prone to damage. He said the new wooden door would have recessed paneling on the bottom and a half light above.

Jeff Wilkinson arrived to the meeting at 6:45 p.m.

Mr. Kelly confirmed the proposed oversized wide door would fit into the existing door opening.

Mr. Kelly moved to approve the amendment request to application AR 2018-05 as submitted.

- Install a black wooden 44-inch by 95-inch single door with 5 ½ inch casing. The door will have recessed paneling on the bottom and a half light above;
- Door hardware will be in a dark bronze finish.

Ms. Basch seconded the motion.

The motion passed unanimously via roll-call vote.

(Jeff Wilkinson abstained)

AR 2018-50

Applicant: BOM Newburgh LLC
Owner: BOM Newburgh LLC
Location: 109 S. William Street

Requesting to amend the previous approval for sidewalk replacements, signs, lighting and a fence.

Neil Wilson, attorney from Mackey Butts & Wise, appeared before the Board on behalf of the Property Owner, Colin Brice and Sisha Ortúzar.

Mr. Brice gave a brief review of the project and requested the following amendments:

- Double-blade wall mounted sign on the north side
- Two (2) wall signs near the sidewalk and ramp to the entry doors on the east side
- Repair of sidewalk at the street frontage of S. William Street using concrete in lieu of bluestone or stamped concrete
- Repair of curb using concrete in lieu of granite
- New eight (8) foot tall welded wire fence painted black on the east and west sides of the building at the driveway ingress and egress for security reasons
- New exterior flood light fixtures along the driveway and the parking areas around the building

Mr. Brice said the installation of bluestone or stamped concrete with granite curbing would look out of place in the neighborhood. He said deviation from the Streetscape Standards is more economically feasible and it would help mitigate repair costs. He said a new grass area along the curb line with new landscaping at the building front will be installed to reduce storm water run-off.

Mr. Kelly requested a spec sheet for the curb proposal and asked the Applicant to speak with the neighbors regarding the proposed changes. He said the Applicant should provide documentation regarding the economic feasibility of the sidewalk.

Mr. Brice agreed.

Ms. Des Cognets said the Applicant should provide additional documentation to support why the change fits aesthetically in the neighborhood. She said the maximum allowable height for the fence per the East End Historic District Guidelines is 40 inches but the maximum height the Board can approve is six (6) feet. She said she feels comfortable approving the amendments except the amendment for the sidewalk and curb.

Mr. Wilkinson said he does not feel comfortable approving the sidewalk amendments and the proposed fence.

Ms. Basch clarified that the proposed fence will not be a chain link fence and will not be capped.

Mr. Brice said the fence would not be capped and will be approximately six (6) feet from the property line. He said he is comfortable with a six (6) foot tall fence.

Ms. Des Cognets said the Applicant should consider lightly screening the fence with plantings.

The Assistant Corporation Counsel said no residential fence may be constructed in excess of six (6) feet per §166-4 of the City Code. He said a chain link fence may be installed up to eight (8) feet high if the Building Inspectors approves it for security reasons. With respect to the Streetscape Standards, the Engineering Department should make recommendations to the Board about proposed deviations. A comment letter was not available at this time. He recommended tabling the portion of the application relative to the Streetscape Standards until the Engineering Department reviews the proposed changes to the sidewalk.

Ms. Basch requested additional details regarding the sidewalk changes and images of the sidewalk.

Mr. Wilkinson asked the Applicant to consider adding additional street trees.

Mr. Brice gave a brief overview of the proposed lighting and highlighted the following:

- Three different types of light fixtures proposed
- All light fixtures have LED lights
- Three (3) wall mounted and shielded sconce lights in black at all exterior doors
- Two (2) pole lights in black and shielded on the west side of the parking lot
- Two (2) standard flood lights mounted on the wall directed at the signs

Ms. Des Cognets cautioned the Applicant to ensure the lights do not disturb the neighborhood.

Ms. Des Cognets moved to approve the amendment request to application AR 2018-50 subject to the following conditions:

- Install one (1) double-blade wall mounted sign on the north side and two (2) wall signs near the sidewalk and ramp to the entry doors on the east side per application specs;
- Install six (6) foot tall welded wire fence painted black on the east and west sides of the building at the driveway ingress and egress per application specs;
- Screen the fence with light plantings;
- Install three (3) wall mounted and shielded sconce lights in black at all exterior doors, two (2) shielded pole lights in black and on the west side of the parking lot and two (2) standard flood lights mounted on the wall directed towards the signs, all per application specs.

The Applicant must return for a determination on the sidewalk and curb.

Mr. Kelly seconded the motion.

The motion passed unanimously via-roll call vote.

The Applicant was informed to submit additional details in order to attend the following ARC meeting.

OLD BUSINESS

AR 2018-19

Applicant: Mohammed Alshaikh
Owner: 321 Liberty St. LLC
Location: 321 Liberty Street

To install a new sign in front of the building.

Mohammed Alshaikh, Applicant, and Rhonda Turner appeared before the Board.

The Applicant brought a sign to the meeting for reference (a picture was submitted for the record). He said the intent is to install the sign on the wall of 321 Liberty Street above the store entrance.

Ms. Des Cognets confirmed the sign will fit into the established band area of 321 Liberty Street per § 300-153 of the City Code.

Ms. Turner clarified that the aluminum sign will be installed on the façade facing Liberty Street only.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Ms. Des Cognets moved to approve the application as submitted.

- Install one 120" x 20" aluminum sign facing Liberty Street above the storefront at 321 Liberty Street per application specs.

Ms. Basch seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2018-26

Applicant: Milton Stubbs, Pastor
Owner: A.M.E. Zion Church of Newburgh
Location: 111 Washington Street

Request to demolish the church.

Pastor Milton Stubbs and Reverend Julius Walls appeared, both representing the Property Owner.

Reverend Walls gave a brief overview of the application and highlighted the following:

- Structure remains sound and serviceable after 113 years of continuous use but is in need of substantial renovation;

- The building is growing increasingly expensive to maintain at a rate the Church cannot afford;
- Total annual income for fiscal 2018 after expenses is approximately \$5,000;
- Building is not a historic building in that it is not part of any Federal or State historic register;
- Church members and Trustee Board members voted to approve the demolition project;
- The Church requests approval to demolish the building based on economic hardship;
- Repair expenses range from \$405,000 to \$675,000;
If demolition is approved, new construction of a 5,000 sq. ft. modern church with handicap accessibility and flexible uses, along with a six-story building with approximately 50 apartments and a community space;
- Modern church fits within the neighborhood and incorporates church façade and salvaged features such as: doors, bells etc.;
- Demolition will not commence until the Building Department approvals are obtained for construction of the modern church;
- In addition to ARC approval, the project will require approval by the Planning Board, ARC, and potentially ZBA for new project.

Mr. Wilkinson clarified that total square footage of the existing church is approximately 5,000 sq. ft. He confirmed the repair costs are approximately \$110 per square foot. He asked for costs related to new construction.

Reverend Walls said preliminary costs are approximately \$250 to \$350 per square foot for new construction. He said financing for repairs and new construction are different.

Ms. Basch clarified the intent is to obtain tax credits to finance the project. She said tax credits can be obtained to repair the historic building.

Reverend Walls said the building is not historic and the church cannot be awarded tax credits.

Mr. Wilkinson clarified the project will receive funding through Affordable Housing. He said the project will probably require approval by the Zoning Board of Appeals in addition to Planning Board approval. He said he is uncomfortable approving the demolition when no application has been reviewed by the other Land Use Boards.

The Assistant Corporation Counsel said the Board may approve the demolition only in connection with approval of a replacement project. He said the Applicant must establish, to the Board's satisfaction, an imminent plan of reuse/redevelopment but there is no requirement that the replacement plan be fully developed.

Ms. Des Cognets said she is not comfortable approving the application until the Applicant fully addresses § 300-42 (B) of the City Code. She specifically referenced § 300-42 (B) (1), § 300-42 (B) (12), § 300-42 (B) (16), § 300-42 (13) and § 300-42 (16). She said the Applicant has not reasonably demonstrated that demolition is the only option to make the property economically viable. She said the Church also owns the adjacent properties and finds it difficult to accept that

there are no alternative solutions to demolition. She said the Applicant should reasonably demonstrate why new construction within the existing 15,000 sq. ft. of property area is not feasible.

Reverend Walls said the Church building is in the middle of the three (3) lots and new construction on both ends of the lots is not feasible because of the layout. He said he does not understand why he needs to provide the estimated market value of the property per § 300-42 (B) (13) of the City Code. He said the Church is not selling the property and there should be no need for it. He said the Building is not historic.

Ms. Des Cognets said the Church is not an individual landmark but in the survey of the historic District, it is ranked one of the highest contributing buildings to the district. She said the Board needs to consider all of the criteria within § 300-42 of the City Code and the Applicant should demonstrate how new construction is viable financially in contrast to renovation. She said the Applicant should provide the range of cost for new construction and the estimated cost to operate the new development. She said the Applicant should demonstrate how new development will be economically sustainable.

Ms. Basch said the building is one of the oldest institutions in Newburgh and the Board's duty is to preserve its history.

Reverend Walls said the decision to demolish the building was not taken lightly. He said the institution is the people and there are numerous issues with the building. He said the issues do not allow the Church to serve the community efficiently and they cannot obtain \$400,000 to \$500,000 loans to fix the building. He said additional approval will be required if ARC give approval to demolish the building. He said those approvals will ensure that the proposed development is economically sustainable.

Mr. Kelly said the new development will overshadow the surrounding buildings and negatively alter the essential character of the neighborhood due to its size. He said the Church should be the focal point of new construction and the windows should be revised.

Ms. Des Cognets agreed and said the proposed midrise buildings are not suitable for the Downtown Neighborhood Zone. She said two-story buildings are appropriate. She said the Applicant should provide additional documentation ease her concern that there may be alternative options available to save the building. She said the Applicant should address each of the criteria within § 300-42 of the City Code. She said there are grants available, such as the Sacred Sites Grant, to fund the renovation. She said the standards for demolition are high and approval cannot be granted without appropriate supporting documentation. She said a long-term sustainability plan should be submitted.

Mr. Kelly said the Applicant should submit documents to support the statements made at the meeting.

Ms. Basch said the Applicant should strive for an architectural balance of new construction within the neighborhood to mitigate the developments impact.

Mr. Hoekema agreed with the rest of the Board and said the Applicant should utilize the existing façade and clarify if there will be stairways on the exterior.

Mr. Wilkinson said that the Applicant should revise the drawings and scale the buildings proportionately to the neighborhood.

The Chairperson opened the public hearing.

Jens Veneman, 105 Ann Street, said he is for public housing but the proposed development is not in scale to the neighborhood. He said the design of the surrounding buildings overpower the Church.

Christine Amato, said the building is a significant contributing member to the Historic District and the Applicant should perform additional research and a public outreach to fund the renovation. She said the ARC should contact the State Historic Preservation Office for comment on the application and the new structure should comply with the applicable zoning requirements. She said she does not believe the church should be demolished.

Hope Green, A.M.E. Zion Church of Newburgh member, said the general consensus is about the size of the proposed building, the size of the housing and the size of the church. She said the original intent seems lost because the intent is to make the Church readily accessible to everyone. She said the statement about several grants being available is not the first time the statement was made. She said if the community was so willing to help and so available to help then the community should have already stepped up and the Church should not have to be here. She said the community should either assist with cost of repairs if possible; or Contribute assistance for the new structure.

She asked for an example of a modern building approved by the ARC in the Historic District.

Nadia Tarr submitted a letter (made part of the record) and said this is the first time she is hearing about the Church's financial situation and suggested holding a fundraiser. She said accommodations could be made to the existing structure to provide handicap accessibility. She said the size of the proposed building is too large and would negatively impact the neighborhood. She said the Board should look into who is partnering with the Church and how it proposes to sustain the project over time. She said the Board should consider those options prior to approving the demolition.

Drew Kartiganer said the building is a significant contributing member to the Historic District and the demolition involves the structure behind the Church as well. He said demolishing two buildings to install oversized buildings is not appropriate, parking is an issue now and 50 apartments will overwhelm neighborhood. He asked if the church could combine the existing three (3) lots into one parcel or look into monetizing historic renovation tax credits.

Johanna F. Yaun, Orange County Historian, read her letter in response to the news that the A.M.E. Zion Church is in danger of being demolished:

She said \$1.7 million was raised to restore the Tower of Victory at Washington's Headquarters, and although it is difficult and time-consuming, the community will come together to assist the Church.

Pamela Woodard said her family has been affiliated with the Church since the Civil War. She said she has not heard of a call to action nor any public outreach by the Church. She said she is willing to research additional funding for the Church and provide outreach assistance.

Karen Blake, said a lot of people are not aware of the history behind the Church and that it is a historical building. She said the same individual who built the organ at West Point built the organ of the Church. She said she is opposed to the demolition.

Elijah Freeman, A.M.E. Zion Church of Newburgh member, said the congregation could not handle an immense renovation project because only a handful of people regularly support the A.M.E. Church and those who consider saving the Church "important" have not contributed anything to support the Church.

Martha White, Historic District Resident, said the proposed project is inappropriate in the neighborhood. She said she chose to live in a historic building even though it does have some issues because she is dedicated to honoring the history.

Michael Moyle, Historic District Resident, said the small income from the Church forces them to get creative with any development in order for the financing to work. He said Affordable Housing is the default solution but it is considered high risk and should not be counted as a reasonable solution to the problem. He said the Church should consult with the community for an alternative solution. He said the proposed buildings are too large and 50 additional units on the property will cause a negative impact to the neighborhood.

The public hearing was held open until the following ARC meeting.

The Applicant was informed to submit additional supporting documentation in order to attend the next ARC meeting in December.

AR 2018-63

Applicant: Berg Moss Architects
Owner: Executive Realty Group
Location: 112 Broadway

Returning to address additional details on the storefront.

Jon Moss, Project Architect from Berg Moss Architects, appeared before the Board representing the Property Owner.

The Project Architect gave a brief review of the project and said he submitted additional details regarding the storefront. He said the intent is to restore the storefront, as it exists today.

Mr. Wilkinson confirmed that the façade will be repaired/replaced with stucco. He asked if the Property Owner is open to restoring the façade to its original construction. He said a clarification on the plans should be submitted.

Ms. Des Cognets said the improvement is appreciated.

Mr. Hoekema said he is comfortable approving the application.

The Chairperson re-opened the public hearing.

There was no one present for or against the application.

The public hearing was closed.

Mr. Hoekema moved to approve the application as submitted.

- Paint the existing roll down gate and tracks Plymouth Brown HC-73 (Benjamin Moore);
- Repair/replace the existing storefront per application specs.

Ms. Basch seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2018-65

Applicant: Berg Moss Architects

Owner: Executive Reality Group

Location: 152 Third Street

To repair/replace the mansard roof, windows, brick and woodwork, and to paint the exterior using colors from the Benjamin Moore color palette.

Jon Moss, Project Architect from Berg Moss Architects, remained before the Board representing the Property Owner.

The Project Architect gave a brief review of the project and said he submitted additional window details. He said the windows will be replaced with new aluminum clad wood windows.

Mr. Wilkinson confirmed the windows will have an arch top.

The Project Architect said the windows will be custom made in Brooklyn.

Mr. Kelly said the building originally had a French slate roof.

The Chairperson re-opened the public hearing.

There was no one present for or against the application.

The public hearing was closed.

Mr. Kelly moved to approve the application as submitted.

- Repoint the brick;
- Replace the windows with new aluminum clad wood windows painted black per application specs;
- Repair/replace the roof and porch per application specs;
- Install a new partially glazed wooden entry door painted Buckland Blue HC-151 (Benjamin Moore) per application specs;
- Paint the porch columns, porch railing and window casings Buckland Blue HC-151 (Benjamin Moore), the cornice and porch cornice Audubon Russet HC-50 (Benjamin Moore).

Ms. Basch seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2018-69

Applicant: Cathy Erenzo

Owner: Liberty 42 LLC.

Applicant: 42 Liberty Street

Returning to address the light fixtures and location.

Cathy Erenzo, Applicant, appeared before the Board representing the Property Owner.

The Applicant submitted revised details (which was made part of the record) for the Board's consideration. She said the revision includes the new color of the windows and paint on the first floor.

Ms. Des Cognets said the lighting fixtures and locations are acceptable.

The Chairperson re-opened the public hearing.

There was no one present for or against the application.

The public hearing was closed.

Ms. Basch moved to approve the application as submitted.

Mr. Hoekema seconded the motion.

The motion passed unanimously via-roll call vote.

The Applicant said Central Hudson is installing gas meters on the façade of historic buildings visible from the street. She requested a letter from the ARC to inform Central Hudson about installing the gas meters in a more practical area that is not easily viewable from the street.

Mr. Wilkinson said the meters should be relocated to the least noticeable area.

The Applicant said the meters can be installed on the East wall between the garage and brick building.

Ms. Des Cognets moved to amend the application.

- Install seven (7) gooseneck light fixtures, two (2) on S. William Street and five (5) on Liberty Street per application specs;
- Paint the first floor Dovetail Grey 7018 (Sherwin Williams) and Elder White 7014 (Sherwin Williams) per application specs;
- Install gas meters on the East wall between the garage and brick building.

Mr. Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2018-70

Applicant: Liberty Corners, LLC

Owner: City of Newburgh

Location: 41 Liberty Street

To repair/replace the windows and roof; install new columns, new pergola and railings on the third floor; remove the existing paint on the brick and paint the exterior using colors from the Benjamin Moore color palette.

Greg Sgromo, Applicant, appeared before the Board representing the Property Owner, Liberty Corners LLC. He gave a brief review of the project and highlighted the following:

- Salvaged doors added along South Williams Street
- Repair/replace the roof in-kind
- Install green light fixtures above the doors
- Vestibule windows are 1/1;
- Paint to be chemically stripped minimizing any damage to the existing brick face
- Minor repairs to wooden soffit and corbels
- Replace the existing faux brick siding covering the bay window area and install solid wood trim boards around the windows
- Original windows on second floor were 2/2 windows
- All windows will be replaced except the storefront windows
- Two (2) bricked in window openings on the first floor will be replaced with storefront matching windows
- Replacement windows for the remainder of the building to be black 2/2 Andersen 400 series that fit into the existing window opening
- Small roof between the second and third floor bay windows will be replaced with standing seam copper roofing
- Third floor terrace will include a cedar pergola stained with a transparent natural stain;
- Terrace will have a metal rail with stainless steel cables;
- Terrace corners will consist of brick 1-ft.² columns matching the brick for the remainder of the building;

- Existing residential entrance on Liberty Street will be restored to a black double entrance door with a glass transom.

Mr. Kelly clarified the windows will not have snap-in muntins.

Mr. Wilkinson commended the Applicant for providing the requested detail.

The Chairperson re-opened the public hearing.

There was no one present for or against the application.

The public hearing was closed.

Ms. Des Cognets moved to approve the application as submitted.

- Repair/replace the roof in-kind;
- Install green light fixtures above the doors per application specs;
- Chemically strip the brick paint to minimize any damage to the existing brick face, repoint the brick as required;
- Replace all the windows except the existing storefront windows and install black double hung Anderson 400 series windows per application specs;
- Install a black double door with a glass transom on the residential entrance of Liberty Street and replace the doors along S. William Street and the second floor rear apartment per application specs;
- Replace the existing faux brick siding covering the bay window area and install solid wood trim boards around the windows per application specs;
- Replace the small roof between the second and third floor bay windows with standing seam copper roofing;
- Construct a cedar/redwood pergola stained with a transparent natural stain on the third floor terrace with metal railings and brick columns that match the building, all per application specs;
- Paint the exterior using colors from the Benjamin Moore color palette per application specs.

Ms. Basch seconded the motion.

The motion passed unanimously via roll-call vote.

PUBLIC HEARINGS

AR 2018-73

Applicant: Maxine Moody
Owner: Baptist Temple Church
Location: 7 William Street

To install a new sign in front of the building.

Maxine Moody, Applicant, and Mary Jorner, and Darnela Russo appeared before the Board representing the Property Owner.

The Applicant said the intent is to install an illuminated sign in front of the Church.

Ms. Des Cognets said signs may not be of the plastic-faced, internally-lit cabinet type and shall not incorporate flashing or moving elements or electronic reader boards per the East End Historic District Design Guidelines.

Ms. Moody said the sign was recently purchased after a couple years of fundraising. She said the property across the church has a similar sign installed.

Mr. Kelly said the building across from the Church is not within the East End Historic District.

Ms. Basch read the sign design guidelines from the East End Historic District Design Guidelines. She said she regrets that the Applicant recently purchased the sign but the guidelines are clear and the Board must enforce them. She said perhaps the sign could be sold.

The Chairperson opened the public hearing.

There was no one for or against the application.

The Chairperson closed the public hearing.

Ms. Basch moved to approve the application as submitted.

Ms. Des Cognets seconded the motion.

The motion was denied unanimously via roll-call vote.

AR 2018-74

Applicant: Lite Brite Signs, Inc.
Owner: St. Luke's Hospital
Location: 70 Dubois Street

To expand the building and fence; install new signs.

Joseph Surace and Katherine Dabroski, Vice Presidents for St. Luke's Hospital, with Brook Meyer, from Philadelphia Sign Company and Maria Rotundo from Lite Brite Signs, Inc., appeared.

Mr. Surace said St. Luke's Hospital joined with Montefiore and the intent is to install/modify the signs on the building, expand a portion of the building, and create some additional parking spaces.

Mr. Meyer gave a brief overview of the proposed signs and highlighted the following:

- Existing signage to be changed (St. Luke's to Montefiore St. Luke's Cornwall) as part of Phase 1;
- Phase 2 will include six (6) new, larger illuminated signage on the building;
- Signs will be colored during daytime hours and white during the night;
- Building addition and fencing will be discussed at the following meeting.

Mr. Kelly said signs may not be of the plastic-faced, internally-lit cabinet type and shall not incorporate flashing or moving elements or electronic reader boards per the East End Historic District Design Guidelines.

Ms. Des Cognets said she is not comfortable approving internally-lit signs and asked for clarification on the proposed lighting for the signs.

Mr. Meyer said the signs on the pedestrian bridge and entrance are halo lit signs.

The Assistant Corporation Counsel said it is up to the Board to interpret the East End Historic District Design Guidelines.

Ms. Dabroski said the sign changes enhance the Hospital's visibility and will provide an easier way for people to locate the building.

Mr. Wilkinson confirmed there will be no additional flickering, color change, or other lighting changes to the sign style.

Mr. Hoekema said he feels comfortable approving the halo lit signs but is hesitant to approve the remaining signs. He said he would require additional information to make a determination. He said there is a lot of space available in the logo between the words "Montefiore" and "St. Luke's Cornwall" and it may confuse people.

Mr. Meyer said he understands but he cannot modify the logo design.

Mr. Wilkinson said he will have to review the site on foot.

Ms. Basch said the proposed sign at the top of the building is huge and she must visualize the sign from the Beacon Bridge before making a decision.

Ms. Des Cognets requested clearer pictures of the proposed sign locations and clearer renderings of the proposed signs.

Mr. Kelly requested to modify the signs to make them exterior lit and less of a cabinet style.

The Chairperson opened the public hearing.

There was no one for or against the application.

The Chairperson closed the public hearing.

Ms. Basch moved to approve a portion of the application as submitted.

Ms. Des Cognets seconded the motion.

- Install one (1) enlarged elevation sign on each side of the St. Luke's pedestrian bridge across Dubois Street per application specs (sheets 4 & 5);
- Install one (1) entrance sign per application specs (sheet 9).

The Applicant must return to a future ARC meeting for a determination regarding the remaining signs of the application.

The motion was approved unanimously via roll-call vote.

The Applicant was informed to submit additional details in order to attend the following ARC meeting.

DISCUSSION ITEMS

AR 2018-78

5 Bush Avenue

With no further business to discuss, the meeting was adjourned at 10:20 p.m.

Respectfully submitted,

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