

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

Michele Basch, Chairperson
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MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of December 11, 2018

The monthly meeting of the City of Newburgh Architectural Review Commission ("ARC") was held on Tuesday, December 11, 2018 at 6:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, NY 12550.

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

Members Absent: Hannah Des Cognets
Isaac Diggs

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

The Assistant Corporation Counsel said the applicant for project number AR 2018-26 requested its application be tabled until the January 8, 2019 ARC meeting.

CONSENT AGENDA

Ms. Basch moved to include the paint portion of application AR 2018-97 as part of the Consent Agenda.

Mr. Hanson seconded the motion.

The motion passed unanimously.

AR 2018-83

Applicant: Hhans C. Sandiford
Owner: Hhans C. Sandiford
Location: 59 Liberty Street WH

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

AR 2018-94

Applicant: Granite Bungalows, LLC.
Owner: Granite Bungalows, LLC.
Location: 144 Dubois Street

Application seeking ratification of the paint on the building without ARC approval.

AR 2018-95

Applicant: Julie Lindell
Owner: Julie Lindell
Location: 112 First Street

Application to paint the porch deck and treads Charcoal Slate HC-178 (Benjamin Moore).

AR 2018-96

Applicant: Hhans C. Sandiford
Owner: Hhans C. Sandiford
Location: 56 Liberty Street WH

Application seeking ratification of the paint on the building without ARC approval.

AR 2018-97

Applicant: Joanne V. Buitenkant
Owner: Joanne V. Buitenkant
Location: 115 South Street

Application to paint the wooden door, window frames and cornice using colors from the Benjamin Moore Historic Color palette.

Ms. Basch moved to approve the Consent Agenda as submitted.

Mr. Hoekema seconded the motion.

The motion passed unanimously.

The Chairperson moved application AR 2018-93 forward on the agenda.

PUBIC HEARINGS

AR 2018-93

Applicant: Bannerman Tokyo Properties LLC
Owner: Bannerman Tokyo Properties LLC
Location: 26 Liberty Street

Application to replace two (2) windows and install new shutters and a steel door.

Jesse Farrenkopf, Applicant, and Ricardo Fuentes appeared before the Board, representing the Property Owner.

Mr. Fuentes said the intent is to install a new storefront window and restore the other window. He said artistic shutters will be added to the restored window for security reasons and a commercial steel door will be installed next to the storefront.

The Applicant said the storefront window would consist of two connected windows with a dark bronze frame.

Mr. Wilkinson confirmed the steel grill would remain on the restored window and the only modification is the shutters. He asked the Applicant if he considered installing a three (3) unit window on the storefront.

The Applicant said the option exists but it is too expensive.

Mr. Hanson confirmed the door will be a plain steel door.

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 as submitted.

- Install two (2) 31 x 65 inch satin black laser cut steel shutters per application specs;
- Install a steel door and two (2) aluminum storefront windows with dark bronze window frames per application specs.

Ms. Basch seconded the motion.

The motion passed unanimously via roll-call vote.

AMENDMENT REQUESTS

AR 2018-44

Applicant: Judy K. Thomas
Owner: Judy K. Thomas
Location: 32 Benkard Avenue

Application to amend the previous approval for the doors and lighting fixtures.

Judy K. Thomas, Property Owner, appeared before the Board.

The Property Owner said she found new light fixtures and doors after receiving ARC approval on July 10, 2018. She requested to amend the decision letter and install the new light fixtures and a door on the building.

Ms. Basch confirmed a solid wood door will be installed on the main entrance facing South Lander Street.

The Property Owner requested the option to leave the proposed wooden door on South Lander Street unpainted or painted Whipple Blue HC-152 (Benjamin Moore). She said the proposed doors on Benkard Avenue are not entry doors \.

The Chairperson re-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 amendment request as submitted.

- Install one (1) solid wood door on the side facing South Lander Street and two (2) solid wood doors on the side facing Benkard Street per amendment specs;
- Install four (4) hammered antique Bronze light fixtures; two (2) above the doors on the building side facing Benkard Street and two (2) above the doors on the building side facing South Lander Street per amendment specs;

Ms. Basch seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2018-50

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

Application 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, along with Colin Brice and Sisha Ortúzar.

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

- Replacement of sidewalk at the street frontage of S. William Street using concrete in lieu of bluestone or stamped concrete
- Replacement of curb using concrete in lieu of granite

Ms. Basch said the sidewalks and curbs on both sides of South William Street are in poor condition and consist of a mix of old concrete, asphalt, and bluestone.

Mr. Wilkinson said cast concrete curbing was used in the area up to three (3) City blocks away.

Ms. Basch said the Applicant is requesting to replace concrete with concrete and asked for a clarification on the Streetscape Standards regarding in-kind replacements of sidewalks and curbs.

The Assistant Corporation Counsel said the City of Newburgh – with input from City staff and approved by City Council – created the sidewalk standards in 2016. The materials were selected to aesthetically and structurally create uniformity for the sidewalks in the City. He said Applicants that submit a building permit application who wish to comply with the design and materials in the Streetscape Standards do not require ARC review, as the standards were pre-approved. He said any deviation from the Streetscape Standards required review and approval by the ARC. The ARC, in turn, was required to consider comment on any deviation applications from the City Engineer. He said the ARC must consider the recommendation by the City Engineer but is not required to incorporate it as part of an approval. He said an applicant seeking deviation should provide evidence about why the proposed deviation is necessary, rather than simply complying with the standards as adopted by the City Council.

Mr. Wilkinson said the issue lies in the aesthetics of the sidewalks.

The Assistant Corporation Counsel said the ARC must consider the look, functionality and impact of the proposed sidewalk, and there are strong reasons why the standards were adopted.

Mr. Wilkinson said he is comfortable approving the original look of the sidewalk. He asked if the Applicant will install a planting strip or trees on the sidewalk.

Mr. Brice said a planting strip and three (3) street trees are included in the Site lan application before the Planning Board.

Ms. Basch said the color of the sidewalk will help distinguish the commercial area from the residential area in the neighborhood.

The Chairperson opened the public hearing.

Judy Thomas, 32 Benkard Avenue, said nearby properties will comply with the streetscape standards and urged the Board to strongly consider preserving the aura radiated by the bluestone color in the Historic District.

There was no one else in favor or against the application.

The Chairperson closed the public hearing.

Mr. Kelly said the proposed sidewalk will not look out of place in front of an industrial building.

Ms. Basch said the surrounding sidewalks at 109 S. William Street are not consistent like the Liberty Street sidewalks and the concrete look in front of the industrial building will fit the neighborhood well.

Mr. Hanson said an abrupt change to the sidewalk for industrial buildings is not detrimental to the neighborhood.

Mr. Hoekema moved to approve the amendment request as submitted.

- Install new concrete sidewalk and concrete curb at the street frontage of South William Street using standard broom finished concrete per application specs.

Mr. Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

OLD BUSINESS

AR 2018-74

Applicant: Lite Brite Signs, Inc.

Owner: St. Luke's Hospital

Location: 70 Dubois Street

Application to expand the building and fence; install new signs.

Joseph Surace and Katherine Dabroski, Vice Presidents for St. Luke's Hospital, with Carmine Rotundo from Lite Brite Signs, Inc., and Kurt Baur from DI Group Architecture, appeared.

Mr. Surace gave a brief review of the application 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 includes six (6) new, larger illuminated signage on the building;

- Expansion of Emergency Department into two (2) floors;
- Expansion of existing fence and stone columns on the parking lot for additional parking spaces.
- Existing letter logo for the Emergency Department replaced with “Emergency” logo.

Mr. Wilkinson confirmed the building extension and fence were included as part of the public hearing notices.

Mr. Bauer displayed renderings of the proposed expansion and sign style (which were made part of the record). He said the second floor and fence expansion will match the existing first floor style and fence. He said recommendations by the Board for the signs are showcased as examples on the renderings.

Mr. Hoekema said the submitted documents do not reflect the content of the renderings.

Mr. Kelly said he will require additional time to review the proposal. He said no other hospital has this amount of signage and asked why such a large amount is proposed.

Mr. Surace said it’s to raise public awareness and help direct traffic to the Hospital. He said the logo is part of the Hospital’s rebranding and cannot be changed.

Mr. Kelly asked the Applicant to cite any other building with a similar amount of signage.

Mr. Surace said Nyack hospital appears to have a similar amount of signage. He said the provided documents are for the halo-lit signs the Board requested.

Mr. Baur said due to existing conditions of the sign locations on the building, the proposed halo-lit signs will require a surrounding box around any lettering. He said an alternative approach was provided in the renderings. He said in the renderings, the surrounding box was removed and individual letters are internally lit. He said the new signs are scaled down and one letter was mounted on the building for visual reference.

Mr. Hoekema said the new signs on the renderings lessen the impact on the neighborhood.

Mr. Wilkinson confirmed there are 15 signs on the building.

Mr. Hanson clarified that signs 001, 003, 004, 005, 007, and 008 are new signs on the building (per sheet 1 of the revised sign plan dated November 19, 2018). He said signs 004, 005, and 007 were approved at the November 13, 2018 ARC meeting

Mr. Wilkinson said the public should have a chance to comment on the revised signs.

Mr. Kelly agreed and said the public should be allowed to comment because the signs on the renderings are not halo lit signs.

Ms. Dabroski said documentation can be provided for the renderings.

The Assistant Corporation Counsel said the Board has the option to re-open the public hearing but noted that the public hearing was closed at the November 13, 2018 ARC meeting. He said if the public hearing is re-opened, the Board cannot take a vote on the application until the public hearing is closed.

Ms. Basch moved to re-open the public hearing.

Mr. Hanson seconded the motion.

The motion passed unanimously.

The Chairperson re-opened the public hearing.

Nadia Tarr, Resident on Montgomery Street, said she is strongly against the application. She said there are too many signs proposed for the hospital and the signage style is out of place in the Historic District. She said the branding feels vague and the renderings do not accurately represent the illumination at nighttime.

Gita Nandan, 105 Ann Street, said she feels generally okay with the application. She said the Board should consider the sign impact at night as viewed by traffic on the Beacon Bridge. She said the sign may be too bright.

There was no one else for or against the application.

Ms. Basch moved to close the public hearing.

Mr. Wilkinson seconded the motion.

The motion passed unanimously.

The Chairperson closed the public hearing.

Mr. Kelly said no other sign that high up has received approval. He asked the Applicant to provide a picture or example of the sign brightness at night.

Ms. Basch said the Applicant should return with additional information regarding the brightness of the sign at night with examples of similar signs.

Ms. Basch moved to approve the following portions of the application, subject following:

- Second Floor expansion of Emergency Department using materials to match the existing First floor per application rendering shown on December 11, 2018;
- Install one (1) sign on the building per application specs dated November 19, 2018 (sheet 7).

The Applicant must return for a determination regarding the fence and remaining signs.

Mr. Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

PUBIC HEARINGS

AR 2018-75

Applicant: SASRE Properties LLC
Owner: Nina Abney Chanel
Location: 12 Forsythe Place

Application to replace the windows, doors, rear deck and replace the exterior shingles with wooden slats.

Shayla Sellars, Construction Manager for SASRE Properties LLC, appeared before the Board representing the Property Owner.

The Construction Manager said the intent is to:

- Remove the deteriorated cedar shingles and install cedar horizontal wood slats;
- Replace all windows and doors;
- Install a new rear deck to replace the existing deck.

Ms. Basch confirmed the proposed windows will be wood or composite windows.

Mr. Hanson requested a spec sheet for the windows.

Mr. Wilkinson said the building was constructed circa 1920 and the 3/1 window style should be kept.

The Construction Manager said the windows are in poor condition and need to be replaced. He said the Property Owner does not want the window light to be divided.

Mr. Hanson said a change in window style is not appropriate to the building.

The Construction Manager said the rear windows will be combined into one (1) large window.

Mr. Wilkinson said he requires a line drawing or rendering of the proposed deck and windows.

Mr. Hoekema said the rear is visible from Montgomery Street.

Mr. Kelly said fake muntins on the windows are not acceptable. He said the windows may be true divided-lite windows or simulated divided-lite windows.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Application was tabled and the Applicant was informed to return with a drawing/rendering of the modifications with a window spec sheet.

AR 2018-81

Applicant: Joseph Ariano
Owner: Joseph Ariano
Location: 48 & 50 City Terrace

Application to replace the windows, doors, front steps and garage doors, and to install new lighting and a security gate.

Joseph Ariano, Property Owner, appeared before the Board.

The Property Owner said he recently purchased the property from the City of Newburgh. He said the intent is to rehabilitate the existing structure into a two-family dwelling with an attached accessory garage for tenant's use only. He gave a brief overview of the project and highlighted the following:

- Installing seven (7) new 1/1 aluminum clad wood windows painted Desert Tan within the existing window openings on the façade;
- Rear windows are not visible from the street and will be 1/1 vinyl clad wood windows;
- Installing a new French double door on the façade stained dark walnut;
- Replacing two (2) existing garage doors with two (2) new four (4) panel roll-up metal garage doors painted Desert Tan;
- Repairing garage wall with new stucco painted Cameo;
- Installing two (2) LED wall sconce lights over garage doors;
- Installing coach light by on the side of the front entrance and motion sensors in the back and sides of the building.
- Existing brick mold to be sanded and painted Desert Tan
- Installing new front steps in brick and bluestone
- Installing wrought iron gate in front of steps to deter loitering

Mr. Kelly said 1/1 windows with no grids are appropriate and commended the Applicant for replacing the door. He said the building should have a double door.

Mr. Wilkinson confirmed the existing steps are not historic and pose a safety hazard.

Mr. Hanson clarified the wrought iron gate will be installed in front of the steps only. He said the act of occupying the building will deter loitering itself. He encouraged the Property Owner to maintain the same type of windows throughout the building. He said vinyl clad windows are not as durable and may need replacement after a few years.

Ms. Basch clarified the steps will maintain the existing width and brick. She confirmed the treads will be bluestone treads.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Wilkinson said the stucco repairs should be done with cement-based stucco.

Ms. Basch confirmed the building will not be painted a different color.

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

- Install seven (7) new 1/1 aluminum clad wood windows painted Desert Tan within the existing window openings on the façade;
- Install a new French double door on the façade stained dark walnut per application specs;
- Replace existing garage doors with two (2) new four (4) panel roll-up metal garage doors painted Desert Tan;
- Repair garage wall with cement based stucco painted Cameo;
- Install two (2) LED wall sconce lights over garage doors per application specs;
- Install coach light on the side of the front entrance and motion sensors in the back and sides of the building per application specs;
- Existing brick mold to be sanded and painted Desert Tan;
- Replace existing steps with new front step assembly in brick and bluestone treads per application specs;
- Install wrought iron gate in front of steps per application specs.

Mr. Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2018-57

Applicant: John Wood
Owner: John Wood
Location: 57 Liberty Street WH

Application to replace all the windows with aluminum clad wood windows.

The Applicant was not present at the meeting and the application was tabled until the following ARC meeting on January 8, 2018.

AR 2018-84

Applicant: Zach Blaue
Owner: Zach Blaue
Location: 77 Lander Street

Application to install new windows and doors; repoint the brick; repair/replace the cornice and porch; and paint the exterior using colors from the Benjamin Moore color palette.

Zach Blaue, Property Owner, appeared before the Board.

The Property Owner gave a brief overview of the project and highlighted the following:

- Repoint the brick
- Replacing all windows on the building;
- Paint the window heads, window sills, brick sill course, door, fascia and cornice bracket Narragansett Green HC-157 (Benjamin Moore);
- Stain the wood porch and window frames black;
- Paint the railing detail, interior cornice bracket detail and porch trim Wickham Gray HC-171 (Benjamin Moore);
- Proposing 90 degree rotation of porch to exit onto the sidewalk;
- Porch modification will encroach into the public right-of-way;
- Enlarge the third floor window and add two (2) new window openings

The Assistant Corporation Counsel said the Board may approve the design of the stairs but the location, if the stairs encroach onto the public right-of-way, is subject to a legal determination and a safety determination by the Building Department and DPW.

Mr. Wilkinson confirmed the windows will be wooden windows.

The Property Owner said he is considering Pella wood series Duraclad windows.

Mr. Hanson clarified the additional window openings will be two (2) new windows on the first and second floor on the South side of the building and an enlargement of the third floor window.

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.

- Repoint the brick;
- Install two (2) new window openings per application specs;
- Replace all windows and doors on the building per application specs;
- The Applicant has the option to either:
 - Repair/replace the existing porch per application specs;
 - Replace the existing porch and rotate the steps 90 degrees to exit onto the sidewalk per application specs;
- Stain the wooden porch and window frames black;
- Paint the window heads, window sills, brick sill course, door, fascia and cornice bracket Narragansett Green HC-157 (Benjamin Moore);
- Paint the railing detail, interior cornice bracket detail and porch trim Wickham Gray HC-171 (Benjamin Moore).

Mr. Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

The Chairperson moved applications AR 2018-91 and AR 2018-92 forward on the agenda.

AR 2018-91

Applicant: Gita Nandan
Owner: Between Spaces LLC
Location: 105 Ann Street

Application to renovate the structure for commercial uses and install new storefronts, windows, signs, walls, fencing, solar panels, awning, lighting and a mural; to pave the Ann Street courtyard with brick; relocate the existing storage containers; and repair/replace the sidewalk and curb per the City of Newburgh Streetscape Standards.

Gita Nandan, Applicant, and Jens Veneman appeared before the Board representing the Property Owner.

Ms. Nandan said the ADS Warehouse is a non-contributing commercial structure within the East End Historic District of Newburgh and the intent is to renovate the building to create a more vibrant social space in the Downtown Neighborhood while retaining the commercial and industrial aesthetic look. She gave a brief overview of the project and highlighted the following:

- Storefronts and awning within the property
- New light fixtures;
- Exterior insulated system using a Green Girt rain screen with cement panel finish at all public facing facades and stucco at the concealed facades;
- Ann Street Courtyard with sliding steel entrance doors and brick paving;
- Two (2) neglected truck containers will be re-located as storage and re-clad with vertical wood ribbing, mural paintings/graphics and green roof. One (1) will be moved to the Ann Street courtyard and the other will act as a divider between two gardens facing Washington Street;
- Installing green screen wall between the building and the City owned parking lot along the western property line;
- Existing hardscape will be replaced with gardens of native plantings;
- Open grid paving will be installed at all pathways;
- Installing an art mural along the wall facing the City owned parking lot;
- Installing a solar array along the rooftop of the building.

The Assistant Corporation Counsel confirmed that the sidewalk will be repaired/replaced following the City of Newburgh Streetscape Standards and according to City Code requirements.

The Applicant said Washington Street sidewalk will be replaced. She said the Ann Street sidewalk is in good condition.

Mr. Kelly commended the Applicant.

The Chairperson opened the public hearing.

Nadia Tarr, Montgomery Street resident, indicated her approval for the project.

Joshua Brown, Henry Street resident, said he is excited about the application.

There was no one else present for or against the application.

The Chairperson closed the public hearing.

Mr. Hoekema moved to approve the application as submitted.

- Install new storefronts and awning within the property per application specs;
- Install lighting fixtures per application specs;
- Install exterior insulated system using a Green Girt rain screen with cement panel finish at all public facing facades and stucco at the concealed facades per application specs;
- Install a courtyard in front of Ann Street with sliding steel entrance doors and brick paving per application specs;
- Re-locate two (2) neglected truck containers; one (1) will be moved to the Ann Street courtyard and the other will act as a divider between two gardens facing Washington Street per application specs;
- Install green screen wall between the building and the City owned parking lot along the western property line per application specs;
- Existing hardscape will be replaced with gardens of native plantings per application specs;
- Install open grid paving at all pathways, an art mural along the wall facing the City owned parking lot and a solar array along the rooftop of the building, all per application specs;
- Replace sidewalk per City of Newburgh Streetscape Standards.

Ms. Basch seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2018-92

Applicant: Manuel Andrade
Owner: Newburgh Development LLC
Applicant: 70 Clinton Street

Application to replace six (6) windows with Marvin wood double hung windows with 5/8” simulated divided-lite with a space bar.

Michael Berta from Kenneth Irving Architect, P.C. appeared before the Board representing the Property Owner.

Mr. Berta said the building sustained fire damaged and the intent is to replace one (1) window and install five (5) new windows on the empty window openings. He said the proposed windows are 6/6 Marvin wood-simulated divided light windows. He said the Property Owner will make a determination on the color later.

Ms. Basch said a painting application may be placed on the consent agenda later.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Ms. Basch said the Property Owner must return for any other additional exterior work.

Mr. Wilkinson moved to accept the application as submitted.

- Install six (6) new 6/6 Marvin wood-simulated divided light windows on the first and second floor of the building per application specs.

Ms. Basch seconded the motion.

The motion passed unanimously via roll-call vote.

The Chairperson said applications AR 2018-85 through AR 2018-90 will be presented by the Applicant together and the Board will vote on each application separately.

AR 2018-85

Applicant: Habitat for Humanity of Greater Newburgh

Owner: Habitat for Humanity of Greater Newburgh

Location: 116 William Street

Application to alter the first floor façade and remove the entry door and attached steps; install new siding, windows and double door; repair/replace sidewalk and curb per the City of Newburgh Streetscape Standards; and paint the exterior using colors from the Benjamin Moore color palette.

AR 2018-86

Applicant: Habitat for Humanity of Greater Newburgh

Owner: Habitat for Humanity of Greater Newburgh

Location: 118 William Street

Application to alter the first floor façade and remove the entry door and attached steps; install new siding, windows and double door; repair/replace sidewalk and curb per the City of Newburgh Streetscape Standards; and paint the exterior using colors from the Benjamin Moore color palette.

AR 2018-87

Applicant: Habitat for Humanity of Greater Newburgh

Owner: Habitat for Humanity of Greater Newburgh

Location: 122 William Street

Application to install new windows and double door; repair/replace sidewalk and curb per the City of Newburgh Streetscape Standards; and paint the exterior using colors from the Benjamin Moore color palette.

AR 2018-88

Applicant: Habitat for Humanity of Greater Newburgh
Owner: Habitat for Humanity of Greater Newburgh
Location: 124 William Street

Application to remove the second floor porch and adjust the first floor facade; install new siding, windows, concrete stoop and double door; repair/replace sidewalk and curb per the City of Newburgh Streetscape Standards; and paint the exterior using colors from the Benjamin Moore color palette.

AR 2018-89

Applicant: Habitat for Humanity of Greater Newburgh
Owner: Habitat for Humanity of Greater Newburgh
Location: 126 William Street

Application to modify the first floor façade and remove the basement entry door; install new siding, windows and double door; repair/replace sidewalk and curb per the City of Newburgh Streetscape Standards; and paint the exterior using colors from the Benjamin Moore color palette.

AR 2018-90

Applicant: Habitat for Humanity of Greater Newburgh
Owner: Habitat for Humanity of Greater Newburgh
Location: 128 William Street

Application to modify the first floor façade and remove the basement entry door; install new windows and double door; repair/replace sidewalk and curb per the City of Newburgh Streetscape Standards; and paint the exterior using colors from the Benjamin Moore color palette.

Chris Schuck, Construction Manager for Habitat for Humanity of Greater Newburgh, appeared before the Board on behalf of the Property Owner.

The Construction Manager said Habitat for Humanity of Greater Newburgh owns 116, 118, 122, 124, 126 and 128 William Street. He gave an overview of the project and highlighted the following:

- Gut renovation of six (6) buildings;
- Two (2) buildings damaged by fires;
- Buildings used to be multiple family-dwellings;
- Proposing single family dwelling for each building.

He summarized the intent for each of the applications on the agenda:

- 116 William Street
 - Remove one (1) entry door, accompanying stoop and existing siding from the first floor;
 - Install two (2) new window openings with hardiplank siding on the first floor;
 - Install 2/2 Marvin integrity double hung windows on the first floor to match existing windows above;
 - Repair remaining concrete stoop;
 - Install new custom double door;
 - Repair/replace cornice in-kind;
 - Paint the exterior using colors from the Benjamin Moore Historic Color palette;
 - Repair sidewalk and curb as necessary per City of Newburgh Streetscape Standards.
- 118 William Street
 - Remove one (1) entry door, accompanying stoop and existing siding from the first floor;
 - Install two (2) new window openings with hardiplank siding on the first floor;
 - Install 2/2 Marvin Integrity double hung windows on the first floor to match existing windows above;
 - Repair remaining concrete stoop;
 - Replace damaged entry door with custom double door;
 - Repair/replace cornice in-kind;
 - Paint the exterior using colors from the Benjamin Moore Historic Color palette;
 - Repair sidewalk and curb as necessary per City of Newburgh Streetscape Standards
- 122 William Street
 - Install 2/2 Marvin Integrity double hung windows;
 - Repair existing concrete stoop;
 - Replace damaged entry door with custom double door;
 - Repair/replace cornice in-kind;
 - Paint the exterior using colors from the Benjamin Moore Historic Color palette;
 - Repair sidewalk and curb as necessary per City of Newburgh Streetscape Standards.
- 124 William Street
 - Remove existing second floor porch and first floor extension on the façade;
 - Install two (2) new window openings, one (1) new double door opening with hardiplank siding on the first floor;
 - Install 2/2 Marvin Integrity double hung windows;
 - Repair/replace cornice in-kind;
 - Paint the exterior using colors from the Benjamin Moore Historic Color palette;
 - Repair sidewalk and curb as necessary per City of Newburgh Streetscape Standards.

- 126 William Street
 - Install 2/2 Marvin Integrity double hung windows;
 - Repair existing concrete stoop;
 - Replace damaged entry door with custom double door;
 - Repair/replace cornice in-kind;
 - Paint the exterior using colors from the Benjamin Moore Historic Color palette;
 - Repair sidewalk and curb as necessary per City of Newburgh Streetscape Standards.

- 128 William Street
 - Remove first floor windows and paneling to install two (2) window openings with hardiplank siding;
 - Install 2/2 Marvin Integrity double hung windows;
 - Repair/replace cornice in-kind;
 - Paint the exterior using colors from the Benjamin Moore Historic Color palette;
 - Repair sidewalk and curb as necessary per City of Newburgh Streetscape Standards.

Ms. Basch said 116 and 118 William Street have storefronts on the first floor.

Mr. Kelly said the storefront look should be preserved to allow a live/work use. He said hardiplank siding next to a brick façade is not aesthetically pleasing.

Ms. Basch said the Applicant should preserve the option to have a live/work use later.

Mr. Hanson agreed and said the building and neighborhood value will increase in the end if the storefront look is maintained. He said three (3) window panels may be added with a transom above.

Mr. Wilkinson said the Applicant may find a tenant willing to live/work in the building.

The Construction Manager said the properties may have been stores at one point but they have not been occupied for a long time. He said Habitat for Humanity of Greater Newburgh tried a live/work project on Washington Street and it was not successful.

Mr. Kelly said he has no issues with the proposal for 126 & 122 William Street. He said the porch at 124 William Street is not original and is happy it is being removed.

The Construction Manager said the building porch at 124 William Street may have been constructed illegally. He said the interior layout is not consistent with the use of the building.

Mr. Wilkinson requested a brick look at 124 William Street to match 122 William Street.

The Construction Manager said the brick would have to be painted to match the building next door and he must confirm if a brick façade is feasible.

The Assistant Corporation Counsel confirmed that the Applicant will comply with the City of Newburgh Streetscape Standards for any sidewalk replacement/repair.

With respect to application AR 2018-85 (for 116 William Street)

The Chairperson opened the public hearing.

There was no one present for or against the application.

The application was tabled until the January 8, 2019 ARC meeting.

With respect to application AR 2018-86 (for 118 William Street)

The Chairperson opened the public hearing.

There was no one present for or against the application.

The application was tabled until the January 8, 2019 ARC meeting.

With respect to application AR 2018-87 (for 122 William Street)

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 2/2 Marvin Integrity double hung windows per application specs;
- Repair existing concrete stoop;
- Replace damaged entry door with custom double door per application specs;
- Repair/replace cornice in-kind;
- Paint the exterior using colors from the Benjamin Moore Historic Color palette per application specs;
- Repair sidewalk and curb as necessary per City of Newburgh Streetscape Standards.

Mr. Kelly seconded the motion.

The motion passed unanimously via roll call vote.

With respect to application AR 2018-88 (for 124 William Street)

The Chairperson opened the public hearing.

There was no one present for or against the application.

The application was tabled until the January 8, 2019 ARC meeting.

With respect to application AR 2018-89 (for 126 William Street)

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 as submitted.

- Install 2/2 Marvin Integrity double hung windows per application specs;
- Repair existing concrete stoop;
- Replace damaged entry door with custom double door per application specs;
- Repair/replace cornice in-kind;
- Paint the exterior using colors from the Benjamin Moore Historic Color palette per application specs;
- Repair sidewalk and curb as necessary per City of Newburgh Streetscape Standards.

Ms. Basch seconded the motion.

The motion passed unanimously via roll call vote.

With respect to application AR 2018-90 (for 128 William Street)

The Chairperson opened the public hearing.

There was no one present for or against the application.

The application was tabled until the January 8, 2019 ARC meeting.

The Construction Manager agreed to revise the plans for 116, 118, 124 and 128 William Street and attend the January 8, 2019 ARC meeting.

Minutes of the November 13, 2018 Meeting

Mr. Hoekema moved to approve the minutes from the November 13, 2018 meeting as submitted.

Ms. Basch seconded the motion.

The motion was approved unanimously.

With no further business to discuss, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

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