

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 May 14, 2019

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, May 14, 2019 at 6:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, NY 12550.

**Members Present:** Michele Basch, Chairperson  
Christopher Hanson (arrived at 6:57 p.m.)  
Jim Hoekema  
James Kelly  
Reggie Young

**Members Absent:** Isaac Diggs  
Hannah Des Cognets  
Jeff Wilkinson

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

**Minutes of the April 9, 2019 Meeting**

Mr. Hoekema moved to approve the minutes from the April 9, 2019 meeting as submitted.  
Mr. Kelly seconded the motion.  
The motion was approved unanimously.

**CONSENT AGENDA**

**AR 2019-25**

**Applicant:** Alexander and Jeane Angelet  
**Owner:** Alexander and Jeane Angelet  
**Location:** 105 Liberty Street

Application to paint the façade using colors from the Benjamin Moore Historic color palette.

## **AR 2019-26**

**Applicant:** Paulien Lethen  
**Owner:** Paulien Lethen  
**Location:** 118 First Street

Application to paint the façade using colors from the Benjamin Moore Historic color and Sherwin Williams Historic color palette.

Mr. Kelly moved to approve the Consent Agenda.

Ms. Basch seconded the motion.

The motion passed unanimously via roll-call vote.

## **OLD BUSINESS**

## **AR 2016-70**

**Applicant:** Frances Dunston  
**Owner:** 8 Bay View Terrace LLC  
**Location:** 8 Bay View Terrace

Returning for a determination on the porch, stairway and front door.

Frances Dunston, Applicant, appeared before the Board.

The Applicant gave a brief overview of her application. She returned for a determination on the type of materials that will be used for the porch. She said the proposed material is pressure treated white pine for all of the finishes. She said the ceiling, the rails, the stairs and the door will all be made from pressure treated white pine. She said the columns will be 6x6 pressure treated white pine as well.

Ms. Basch clarified that the original synthetic proposal was not allowed in the East End Historic District. She asked for a clarification on the door.

The Applicant said the door will be from Anderson and made out of pine.

Mr. Hoekema asked if there is one (1) or two (2) doors proposed for the building.

The Applicant said there are two (2) doors on the building. The first door leads into the ground floor apartment and the second door leads into the upstairs duplex apartment.

Mr. Kelly confirmed the entry door will be a wooden, two-panel door.

Ms. Basch confirmed the entry door will have glass.

Mr. Kelly confirmed the porch look will match the submitted picture and have 4x4 caps with pre-fabricated spindles.

Ms. Basch confirmed the porch shape will match the submitted picture and be made out of wood.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

The Applicant said she must appear at court soon with regards to her ARC application.

The Assistant Corporation Counsel clarified that the court date was earlier in the day and was rescheduled. He said the ARC decision should not consider the court process in its decision.

Mr. Hoekema moved to accept the revised application as submitted.

Ms. Basch seconded the motion.

The motion passed unanimously via roll-call vote.

### **AR 2019-12**

**Applicant:** Robin Hayes

**Owner:** Liberty 42 LLC

**Location:** 42 Liberty Street

Returning for a determination on the sidewalk.

Robin Hayes, Applicant, appeared before the Board.

The Applicant returned for a determination on the sidewalk renovation and a sign for the tenant. She proposed to reuse the existing bluestone in the middle of the sidewalk and add stamped concrete on both sides of the bluestone per the submitted rendering. She also proposed to add a bluestone slab step in front of the entry doors to the building. She said the sign was designed by the tenant, carved into wood, and will be hand-painted.

The Assistant Corporation Counsel said the City of Newburgh has adopted the City of Newburgh Streetscape Standards and the Applicant has requested a deviation from those standards. He said per City Code, the City Engineer may make a recommendation to the Board regarding deviations from the sidewalk standards. He said City staff requested a letter from the City Engineering Department. There was no comment letter prepared for this meeting. The Assistant Corporation Counsel advised that the Board has the option to either request a comment letter from the Engineering Department or make a determination on the application.

The Applicant said 42 Liberty Street lies on the corner of the block.

Mr. Hoekema confirmed the connecting sidewalks to 42 Liberty Street are all made out of concrete.

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.

Ms. Basch seconded the motion.

The motion passed unanimously via roll-call vote.

Chris Hanson arrived to the meeting at 6:57 p.m.

### **PUBLIC HEARINGS**

#### **AR 2019-23**

**Applicant:** Wilbur B. Highleyman

**Owner:** Wilbur B. Highleyman

**Location:** 25 Gidney Avenue

Application to replace the windows, roof, doors, fence, gutters; repoint the brick and install new mini-split heat pumps.

Wilbur B. Highleyman, Applicant, appeared before the Board.

The Applicant gave a brief overview of the application. He said the building needs to be stabilized and requires a new roof, new windows and doors. He said he does not know the exact type of fence and color or door that will be installed and will return with additional details later.

Mr. Hoekema confirmed there will be no change to the building profile.

The Applicant said he would like to install a new mini-split heat pump system on the rear of the building.

Ms. Basch said the rear of the building is not visible from the street and is not under purview of the Board.

The Assistant Corporation Counsel confirmed that the Board does not have the authority to review/approve exterior modifications that are not visible from public vantage points.

The Applicant said Code Compliance requested a letter of no effect from the Board for his proposal.

Ms. Basch confirmed the ivy was removed from the building.

The Applicant said there are no windows on the east or west side of the building and he would like to add a fibrous cement stucco finish over a wire mesh on the east wall to cover the exposed brick. He said the west side would be repointed.

Mr. Hanson confirmed the envelope of the roof will not be changed. He asked for additional details on the windows.

The Applicant said the proposed windows are 2/2 aluminum, wood-clad Pella windows.

Mr. Young said the windows appear to be arch-top windows.

The Applicant said the masonry opening has an arch-top.

Mr. Kelly asked if there was a blank panel above the windows.

The Applicant said there is blank panel in the space between the arch and the windows. He said old photographs do not appear to show arch-top windows are original to the building. He said the blank panels are arched to fit the brick arch above the windows.

Ms. Basch said false muntins on the interior of thermal pane windows and snap-in grills are not acceptable in the historic district per the East End Historic District Design Guidelines.

Ms. Hanson said the window openings look to be square openings; he said he is comfortable approving 1/1 or 2/2 windows.

The Applicant said in light of new information provided by the Board, the grills will be removed.

Ms. Basch confirmed the proposed windows will be 1/1. She asked for additional details on the east wall proposal.

The Applicant said the Board approved a similar modification to the building at 197 N. Miller Street.

Mr. Kelly said the building next to 197 N. Miller Street essentially eliminated public view of the wall. He said unfortunately, the next door building has now collapsed and currently exposes the wall.

Mr. Young said he was not a member of the Board when that application was approved. He said the brick walls should not be covered up by cement because it detracts from the historic nature of the building.

Mr. Hanson asked for a clear picture of the entire east wall and the current state of the brick.

Ms. Basch asked for an example of the modification for comparison.

The Applicant said the practice is used as for waterproofing and does not detract from the historic nature because it is a time-honored practice.

Mr. Hanson asked for a design of the transition between the brick and stucco cement.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Young moved to approve the application subject to the following conditions:

- Install 1/1 aluminum, wood-clad Pella windows per application specs;
- Repair/replace the roof and gutters per application specs;
- Repoint the brick;
- Applicant must return for a determination on the remaining portion of the application.

Mr. Kelly seconded the motion.

The motion passed unanimously via-roll call vote.

#### **AR 2019-24**

**Applicant:** Hayden and Nicole Carlin

**Owner:** Hayden and Nicole Carlin

**Location:** 109 First Street

Application to install a new fence.

Hayden Carlin, property owner, appeared before the Board.

The owner said the intent is to install a fence on the south and east side of the property. He said the proposed fence will match the existing fence on the west side of the property.

Mr. Hanson confirmed the fence will be a six (6) foot tall, Western Red Cedar fence that matches the detail of the existing west side fence.

The owner said the east side fence will follow the property line until it connect to 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 moved to approve the application as submitted.

Ms. Basch seconded the motion.

The motion passed unanimously via roll-call vote.

## **AMENDMENT REQUEST**

### **AR 2018-14**

**Applicant:** Irene T. Scott  
**Owner:** Irene T. Scott  
**Location:** 317 Grand Street

Amendment request to ratify the replaced windows.

Irene T. Scott, property owner, appeared before the Board with Carlos Aldana.

The owner submitted a sketch drawing and cost estimate for consideration (which was made part of the record).

Mr. Aldana said the sketch drawing showcase the location of the overall look of the window. He said the molding will cover the edges of the window to give the appearance of a curved top window.

Ms. Basch confirmed the mold will be painted to match the existing window.

Mr. Hanson confirmed the mold will cover the corners of the windows.

Ms. Basch moved to approve the amendment, subject to the following conditions:

- Ratify the two (2) windows on the third floor of the east side of the building and one (1) window on the third floor of the south side of the building;
- Install a mold on all three (3) windows that gives the illusion of a curved top window by covering the window corners per the sketch window drawing;
- Paint the mold and windows a dark color from the historic color palette to match the building.

Mr. Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

### **AR 2018-44**

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

Amendment request to change the paint color of the rear porch.

The Chairperson said the Applicant was not able to stay for the duration of the meeting. She said the amendment is for a change to the approved colors of the rear porch. She asked if the amendment was eligible for the consent agenda.

The Secretary said the proposed paint colors are outside the scope of the consent agenda policy and thus the request was not eligible to be placed on the consent agenda.

The Chairperson asked the Board if they are comfortable approving the proposed colors and if they can vote on the application without the Applicant.

The Assistant Corporation Counsel said the Board may vote on the application or adjourn and request an appearance by the Applicant.

The Board members said they had no issues with the proposed colors.

Ms. Basch moved to approve the amendment request as submitted.

Mr. Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

### **DISCUSSION**

#### **AR 2019-22**

**Applicant:** Carlos A. Aldana  
**Owner:** B&S Fortune Realty LLC  
**Location:** 300 Liberty Street

Carlos Aldana requested a discussion for a proposal for the application at 300 Liberty Street. He said the application was tabled at the previous Board meeting.

Application to replace the entry door.

Mr. Aldana submitted a sketch drawing (which was made part of the record) and discussed some modifications with the Board.

The Board informed Mr. Aldana to provide additional details on the proposal and attend the following ARC meeting in June.

With no further business to discuss, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

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