CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION

Michele Basch, Chairperson
Omar E. Balbuena-Palma, Secretary

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MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of June 11, 2019

The monthly meeting of the City of Newburgh Architectural Review Commission ("ARC") was held on Tuesday, June 11, 2019 at 6:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, NY 12550.

Members Present: Michele Basch, Chairperson
Christopher Hanson
Hannah Des Cognets
Jim Hoekema
Reggie Young

Members Absent: Isaac Diggs
Jeff Wilkinson
James Kelly

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

Minutes of the May 14, 2019 Meeting

Mr. Hanson moved to approve the minutes from the May 14, 2019 meeting as submitted.
Mr. Young seconded the motion.
The motion was approved unanimously.

CONSENT AGENDA

AR 2019-49

Applicant: Nadia Mokhtar Lee & Arahm Lee
Owner: Nadia Mokhtar Lee & Arahm Lee
Location: 51 Courtney Avenue

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

Mr. Hanson moved to approve the Consent Agenda.
Ms. Basch seconded the motion.
The motion passed unanimously.

PUBLIC HEARINGS

AR 2019-27

Applicant: Frances Howard
Owner: Frances Howard and George Howard
Location: 458 Liberty Street

Application to repair/replace the porch.

Frances Howard, property owner, appeared before the Board with Serena Johnson.

Ms. Howard said the intent is to rebuild the porch using in-kind materials. She said the porch is beyond repair and needs to be replaced.

Ms. Johnson said two (2) people were injured going up the porch steps. They proposed to replace the existing columns with square columns and replace the railing with a stone wall that wraps around the porch. Ms. Howard said she is a senior citizen and she is afraid that her husband may fall on the porch.

Mr. Hanson agreed that the porch needs to be repaired. He said the Applicant should look into repairing the existing columns.

Ms. Howard said they proposed to install square columns because round columns are difficult to obtain. She said the columns would end on top of the stone wall.

Ms. Basch said other applicants have been able to locate round columns.

Mr. Young said there are a variety of resources available in/near Newburgh and online. He said the character of the building has existed for approximately 100 years and the look of the porch should be maintained. He said it may be more cost-effective to restore/replace the columns in-kind than installing a stone wall.

Mr. Hanson said some of the columns appear to be repairable.

Ms. Howard said one (1) of the columns is completely missing and the others may be beyond repair.

Mr. Hanson said the look of the porch with round columns, wooden railing and straight square spindles should remain.

Ms. Basch clarified that the replacements should be made out of wood.

Mr. Hanson confirmed there are four (4) columns on the porch. He said the 2x2 square railings should be replaced in-kind.

Mr. Young said the columns should be maintained properly to avoid any structural damage.

Ms. Johnson said they would like to install new steps on the north side of the porch, install composite wood (Timber Tech) flooring and add handrails to both porch entrances. She said the previous wrought iron railing fell off and they would like to add new railings.

Mr. Hanson said the proposed railings must match the existing railing and include 4x4 posts. He said the railing should not be a wrought iron railing. He said the steps should match the existing steps.

Ms. Des Cognets confirmed tongue and groove flooring will be installed.

Ms. Johnson said the flooring will last up to 30 years.

Ms. Basch said the composite wood material has been approved in the past.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

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

- In-kind repair/replacement of existing round columns, railings and front stairs;
- Construction of new stairs on the north side to match the existing front stairs;
- Replace the decking/flooring with composite wood (Timber Tech) flooring per application specs;

Ms. Des Cognets seconded the motion.
The motion passed unanimously via roll-call vote.

AR 2019-28

Applicant: David A. Hinsvark
Owner: Raymond L. Baubles Jr.
Location: 235 Montgomery Street

Application to replace the windows.

David Hinsvark, Applicant, appeared before the Board on behalf of the owner.

The Applicant said the intent is to replace the existing windows with Anderson Woodwright windows with 6/6 simulated divided light windows painted white.

Ms. Basch confirmed 52 windows will be replaced.

The Applicant said all window openings will be matched and the proposal includes replacing the bottom 6/3 windows and the rounded top windows. He said the Andersen Woodwright windows can match the existing windows.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Hoekema move to approve the application as submitted.
Ms. Basch seconded the motion.
The motion passed unanimously via roll-call vote.

AR 2019-29

Applicant: Matthew Cordone
Owner: Dubois Street Associates II LLC
Location: 48 Dubois Street

Application to install a new entry porch, a new front yard landscape and a new stair railing at the cellar side yard entrance.

Matthew Cordone, Project Architect, appeared before the Board representing the owner.

The Project Architect submitted pictures to the Board for consideration (which were made part of the record). He gave a brief overview of the project and highlighted the following:

- Existing canopy to remain;
- Installing a new entry porch;
- Porch railing will match the railing configuration of 54 Dubois Street;
- Top rail and bottom rail to be painted white to match the existing trim, the balustrades will match the color of the clapboard siding on the bay window;
- Intending to submit SHPO application for the overhang interior work later.

Ms. Basch confirmed there are no plans to replace the door. She asked for details on the landscaping plan.

The Applicant said the landscape plan refers to the proposed porch and steps going down to the front yard. He said there is a boulder currently on the front yard that will be removed. He intends to add a new stair railing at the cellar side yard entrance.

Ms. Basch confirmed the railing will 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.

Ms. Des Cognets move to approve the application as submitted.
Ms. Basch seconded the motion.
The motion passed unanimously via roll-call vote.

AR 2019-30

Applicant: Reggie Young
Owner: William V. Cappeletti
Location: 158 Ann Street

Mr. Young recused himself from the Board for application AR 2019-30.
Application to install a fence/gate.

Reggie Young, Applicant, appeared before the Board representing the owner.

The Applicant proposed to install an antique fence/gate on the property to reduce/discourage illegal dumping on the premises. He said the fence location will be set back from the corners of 158 and 156 Ann Streetby approximately eight (8) feet.

Ms. Basch confirmed the color of the fence will be copper green (veda green).

Mr. Hanson confirmed the fence will be 6 feet tall.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Hoekema move to approve the application as submitted.
Ms. Basch seconded the motion.
The motion passed unanimously via roll-call vote.

AR 2019-43

Applicant: Michelle Kettler
Owner: Michelle Kettler
Location: 370 Liberty Street

Application to replace the porch, the awning, and to paint the facade.

Michelle Kettler, property owner, appeared before the Board.

The Property Owner said the porch steps fell in disrepair and she began the process to repair them. She said it soon became apparent that the porch was beyond repair and required a full replacement. She said she was unaware that a Building Permit was necessary and she was issued a stop work order from the Building Department. She said the Building Department directed her to obtain ARC approval for the porch. She now also wants to remove/replace the awning and to paint the facade. She said the building will be painted using three (3) different colors per the submitted drawing. She said just one (1) of the proposed colors does not fall within the Historic Color palette but she feels it would not detract from the historic nature of the building.

Mr. Hanson confirmed the proposed color in question is Beau Green 2054-20 (Benjamin Moore).

The Property Owner said the porch railing and steps will be painted Hale Navy HC-154 (Benjamin Moore). She said only the door will be painted Beau Green 2054-20.

Mr. Hoekema said he does not have an issue approving the proposed colors.

Mr. Hanson said the colors are similar in tone. He asked for the reasoning behind the color choice.

The Property Owner said a brochure of the Historic Color palette inspired her. She said the brochure displayed the proposed colors. She said she would like to replace the awning as well but preferred to remove it completely.

Mr. Hanson said the awning is not original to the building. He said the building may have had a wooden awning.

The Property Owner said she cannot afford a wooden awning at this time.

Ms. Des Cognets said the awning should not be on the building.

Mr. Hanson said the property owner may choose to replace the awning with a wooden awning or remove it completely.

The Property Owner said wants to remove the awning.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Young move to approve the application as submitted, subject to the following condition:

- Remove the existing awning above the entry door.

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

AR 2019-46

Applicant: Malcom Stevenson
Owner: Mary Hammett
Location: 38 Edward Street

Application to paint the façade and install new windows, storm shutters and a fence.

The Applicant was not present upon first call of the application.

AR 2019-47

Applicant: Manuel Andrade, Kenneth Irving Architects
Owner: Newburgh Development LLC
Location: 70 Clinton Street

Application to install new windows.

Manuel Andrade from Kenneth Irving Architects, Applicant, appeared before the Board on behalf of the property owner.

The Applicant said the intent is to replace ten (10) windows on the building. He said the windows are located on the lower level and consist of four (4) double hung windows and six (6) awning windows. He said the existing windows are wood, single pane windows and are not repairable. He said the new windows will be Trimline Wood Windows Legend Clad Windows with insulated glazing and simulated divided lite with a spacer bar. He said the interior finish is painted pine and the exterior finish is white clad.

Ms. Basch confirmed the windows on the lower level (Basement) will be replaced with new Trimline windows to match the character of the existing windows.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Ms. Basch move to approve the application as submitted.
Mr. Hoekema seconded the motion.
The motion passed unanimously via roll-call vote.

AR 2019-48

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

Application to install a sign.

Maxine Moody, Applicant, appeared before the Board with Reverend Dollyann Newkirk-Briggs, Dee Russell, and Mary Bryant-Joyner on behalf of the property owner.

The Applicant said they seek approval for a sign installation. She said they were previously denied by the Board because the sign had internal lighting. She said they are returning for approval to install the same sign, without the electronics, in the same location.

Ms. Basch confirmed the sign will be installed at a 45 degree angle in the front corner of the building within the gates.

Ms. Des Cognets confirmed the Applicant was not able to return the sign back to the manufacturer.

The Applicant said they were willing to accept a partial refund or a replacement sign but the manufacturer did not offer a full refund.

The Reverend said the proposed sign will display a Baptist Temple logo without lights.

Mr. Hanson confirmed there will be no electrical wiring underneath the sign.

Ms. Basch confirmed the Applicant will not power the sign on at night.

Ms. Des Cognets said the Applicant previously appeared before the Board in November 2018 and at that meeting the Applicant for 70 Dubois Street offered assistance in selling the sign. She asked for a brief summary of the outcome.

The Assistant Corporation Counsel gave a brief history of the application for the benefit of the Board members not present at the November 2018 meeting. He said the adjacent property next to 7 William Street, which is not in the East End Historic District, installed an electrical sign outside of its church. He said the Applicant at 7 William Street was under the impression that they were also allowed to install an electrical sign outside Baptist Temple Church. This belief turned out to be mistaken. He said the Applicant applied for a building permit, but that ARC approval was needed. He said the Applicant submitted an ARC application and attended the November 13, 2018 Board meeting. He said at that meeting the Board denied the application because signs in the East End Historic District may not be of the plastic-faced, internally lit cabinet type and shall not incorporate flashing or moving elements or electronic reader boards. He said at that time, the Applicant was advised to explore alternative options of what to do with the sign

Ms. Des Cognets said the guidelines are clear but it has been several months since the denial and the Applicant has made a good-faith effort to address the concerns of the Board. She said she is considering voting for an exception in light of the circumstances surrounding this application.

Mr. Hanson said he is inclined to agree but is concerned about setting a precedent.

Ms. Des Cognets said she is willing to make the exception if the Applicant provides adequate documentation for the record of everything the Applicant attempted in order to sell/trade/return the sign before returning to the Board with a revised application.

Mr. Hoekema confirmed the sign is a free standing sign. He said if they are making an exception on the sign, it would look better if they allow the sign to light up as well. Otherwise, it would look out of place since the adjacent sign lights up.

Mr. Young said he agrees on both points.

The Assistant Corporation Counsel said there is no legal requirement that the Board requires documented efforts of the Applicant. He said the Board may adjourn and request documentation for the following ARC meeting. He said the determination is up to the Board. He reminded the Board of the East End Historic District guidelines with respect to signs.

The Board discussed the exemption.

Ms. Des Cognets said the Applicant should submit a record of everything that was attempted in order to sell/trade/return the sign to the Secretary.

The Applicant agreed.

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 move to approve the application, subject to the following conditions:

- Install a free standing sign at a 45 degree angle in the front corner of the church, within the gates, per application specs;
- Applicant has the option to light up the sign;
- Submission of efforts to return/trade/sell the sign to the Secretary.

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

RUPCO Projects

The Assistant Corporation Counsel said application numbers AR 2019-31 through AR 2019-42 are parts of a project commonly referred to as RUPCO Project Phase II. He said a representative of the Property Owner, Newburgh Community Land Bank ("Land Bank"), will present these applications together.

AR 2019-31

Applicant: RUPCO
Owner: Newburgh Community Land Bank Inc.
Location: 35 Dubois Street

Application to construct a new three-story apartment building.

AR 2019-32

Applicant: RUPCO
Owner: Newburgh Community Land Bank Inc.
Location: 37 Dubois Street

Application to construct a new three-story apartment building.

AR 2019-33

Applicant: RUPCO
Owner: Newburgh Community Land Bank Inc.
Location: 39 Dubois Street

Application to construct a new three-story apartment building.

AR 2019-34

Applicant: RUPCO
Owner: Newburgh Community Land Bank Inc.
Location: 42 Lander Street

Application to construct a new three-story apartment building.

AR 2019-35

Applicant: RUPCO
Owner: Newburgh Community Land Bank Inc.
Location: 33 Lander Street

Application to construct a new three-story apartment building.

AR 2019-36

Applicant: RUPCO
Owner: Newburgh Community Land Bank Inc.
Location: 44 Lander Street

Application to construct a new three-story apartment building.

AR 2019-37

Applicant: RUPCO
Owner: Newburgh Community Land Bank Inc.
Location: 215 First Street

Application to construct a new three-story apartment building.

AR 2019-38

Applicant: RUPCO
Owner: Newburgh Community Land Bank Inc.
Location: 135 Lander Street

Application to construct a new three-story apartment building.

AR 2019-39

Applicant: RUPCO
Owner: Newburgh Community Land Bank Inc.
Location: 133 Lander Street

Application to construct a new three-story apartment building.

AR 2019-40

Applicant: RUPCO
Owner: Newburgh Community Land Bank Inc.
Location: 122 Lander Street

Application to construct a new three-story apartment building.

AR 2019-41

Applicant: RUPCO
Owner: Newburgh Community Land Bank Inc.
Location: 118 Lander Street

Application to construct a new three-story apartment building.

AR 2019-42

Applicant: RUPCO
Owner: Newburgh Community Land Bank Inc.
Location: 114 Lander Street

Application to construct a new two-story apartment building.

AJ Coppola, Project Architect, and Chuck Snyder, RUPCO, appeared before the Board.

The Project Architect said application numbers AR 2019-31 through AR 2019-42 are for new construction and gave a brief overview of project. He presented a layout of the project (which was made part of the record) and highlighted the following:

- Housing and Community Renewal ("HCR") application filed on December 2018;
- Project awarded funding in May 2019;
- Project scope has grown to include 24 properties;
- Two (2) architects involved in the project, Scott Dutton (for 245 Liberty Street and 257 Liberty Street only) and AJ Coppola (for the remaining 22 properties);
- 22 buildings will have 61 apartments;
- Proposing 12 identical facades on new construction buildings;
- HCR reviews/determines interior layout;
- Entry doors setback by approximately four (4) feet to make room for a vestibule;
- Proposed buildings are 22 feet wide to allow an alleyway for electric meters;
- Part two (2) federal tax credit forms in progress for 10 rehab properties;
- 10% of the 61 apartments will be handicapped-accessible;

Mr. Hanson confirmed the first floor of the buildings will be handicapped-accessible.

The Project Architect said he discussed a preliminary façade drawing with the Board at a previous meeting and revised the drawings accordingly.

Ms. Basch confirmed the small windows on the preliminary drawings were enlarged.

The Project Architect said all of the windows are modern casement windows. He said they are the same Pella/Duraclad windows used in previous approvals with no proposed grill pattern. He said four (4) inch jumbo bricks will be used for the façade and the cornice/fascia will be made out of an Exterior Insulation and Finish System (a stucco alternative). He said Hardi-fiber cement will be used for siding and the first floor will have a full glass door.

Mr. Hanson confirmed the surface treatment of the bump out will be Hardi-fiber cement panels.

The Project Architect said the intent is to receive approval for the new construction form and architecture and then return for approval on color/brick choice and the 10 rehab buildings. He said

the project sites are scattered throughout the City and no determination has been made as far as the proposed colors and porch.

Mr. Hanson said the buildings should not be painted the same. He said colors provide a unifying theme to the neighborhood and give a unique individuality to the buildings.

The Project Architect said he would be able to accommodate the painting request. He submitted a porch rendering for consideration (which was made part of the record) and asked for feedback from the Board.

Mr. Snyder said he would like the option to install a porch.

Ms. Basch said the Applicant can return to the Board for an in depth review on the details of the porch once the overall plan is laid out.

Mr. Young said he appreciates the work RUPCO is doing and said the materials for the building should be reconsidered. He said after 30 years the materials may begin to break down. He asked the Applicant to look into alternative materials for the siding and bump out.

The Project Architect said changing the material type would be difficult because an application to HCR was already submitted. He said the State Historic Preservation Office is not concerned with the proposed materials.

Mr. Hanson said alternative materials/colors should be looked into. He said this is an opportunity to provide each building their own identity.

The Project Architect said he understands the point of view but the City has several matching buildings.

Mr. Hanson said buildings in the East End Historic District have their own unique identity and the proposed buildings should stray away from the mass production element.

The Project Architect said they are open to a variation of colors, porch styles and architectural features. He said despite the mass production feel of the project; the proposed siding/panels are expensive.

Mr. Hanson said the application may use the proposed materials repetitively but it would be best if there were at least three (3) different façade proposals instead of just one (1).

Ms. Basch confirmed there are at least five (5) clusters of new buildings side by side for the RUPCO Project Phase II.

Ms. Des Cognets said the buildings should have their own sense of individuality. She said the clusters should be considered on a case-by-case basis.

Mr. Hanson said the Applicant should implement little differences for each building. He said a variation of cladding would be better for the buildings

Ms. Des Cognets said the idea of mixing different porch styles is appealing but she is not sure how that would work with a vestibule. She said adding a porch is a nice transition from the building to the sidewalk and the Applicant should look to the neighborhood to see if adding a porch makes sense.

Mr. Hanson said the four (4) foot bump out of the buildings is a nice touch.

Ms. Basch said she likes the modern feel of the proposed buildings.

Mr. Young asked if larger windows could be installed.

The Project Architect said the project is constrained by the parameters of HCR. He said HCR does not allow 10 foot tall apartments for larger windows.

Mr. Hanson said he would like to see a metal parapet on the buildings.

The Project Architect said he is open to suggestions and he would like approval for the basic design of the buildings and return later for the aesthetic details. He said the goal is to begin construction at the end of the year.

Mr. Hanson said he is comfortable approving different variations of the proposed building and porches. He said the Applicant should be given discretion on what building type to construct with the understanding that each building should be unique.

The Project Architect said he will submit individual elevations to each building for the Board to consider regardless of an approval.

Mr. Young confirmed that the Applicant will return to the following ARC meeting and said it may be best if they approve the proposal then.

The Project Architect said he would like something in writing from the Board that the proposal is acceptable.

The Assistant Corporation Counsel said the Board has indicated that a general design is acceptable. However, he said the Building Department is tasked with enforcing the determination of the Board and because there are no specifics on what each building will be, the Applicant should return for a specific determination on each building with design elevations/drawings for each.

Ms. Des Cognets said the minutes to the meeting will reflect that the Board is happy with the concept design of the project.

The Project Architect said he will return to the Board with additional details of the buildings in clusters.

Ms. Des Cognets said extending a column on the bump out from the cornice all the way to the bottom is an interesting addition.

Application numbers AR 2019-31 through AR 2019-42 were tabled and the Applicant was informed to submit additional details and attend the next ARC meeting.

AR 2019-46

Applicant: Malcom Stevenson
Owner: Mary Hammett
Location: 38 Edward Street

Application to paint the façade and install new windows, storm shutters and a fence.

Malcolm Stevenson, Applicant, appeared before the Board on behalf of the property owner.

The Applicant said the intent is to paint the façade and install new windows, storm shutters and a fence.

Ms. Basch confirmed the proposed windows will be Marvin double-hung 1/1 wood windows.

Ms. Des Cognets asked if the first floor 2/2 windows are going to be replaced.

The Applicant said the building suffered fire damage and only the second and third floor windows will be replaced. He said the first floor windows will not be replaced with 1/1 windows.

Ms. Basch confirmed the proposed fence is a six (6) foot tall wrought iron fence painted black that will enclose the side and backyard.

The Assistant Corporation Counsel said that fences along the street and and/or sidewalk or anywhere forward of the front facade of a building are of greatest concern and shall not exceed 40 inches in height, measured from grade, per the East End Historic District Design Guidelines.

The Applicant said they are in the process of obtaining a survey and they would like a six (6) foot tall fence along South William Street. He said the proposed fence location would follow the corner of the building itself and follow the surveyor's line.

Mr. Young confirmed the fence will be setback the same distance as the building.

Mr. Hanson asked if the Applicant would be comfortable with a 40-inch tall fence around the property.

The Applicant said he is hesitant to install a 40-inch tall fence for safety reasons. He said he is installing motion lights and cameras on the property.

The Board discussed the fencing options with the Applicant.

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 given the circumstances and because the fence will be see-through, she does not find an issue with a six (6) foot tall fence along the corner.

Ms. Des Cognets said she is in agreement because it's a corner lot and due to the surrounding area.

Mr. Hoekema and Mr. Young agreed.

Mr. Hoekema move to approve the application subject to the following conditions:

- Install a six (6) foot tall wrought iron fence painted black;
- Fence will connect to and be setback the same distance as the building side facing Edward Street and follow the surveyor's line around the property to enclose the sides and backyard of the property;
- Install six (6) Marvin double-hung 1/1 wood windows on the second and third floor of the front of the building and two (2) windows on the side of the building per application specs;
- Install historically appropriate storm shutters on all of the windows;
- Paint the building Picture Gallery Red No. 42, Vert De Terre No. 234 and Lichen No. 19 per application specs.

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

AR 2019-44

The Assistant Corporation Counsel said application numbers AR 2019-44 and AR 2019-45 will be presented together.

Applicant: Coppola Associates
Owner: Newburgh Community Land Bank Inc.
Location: 45 Lander Street

Application to install new windows and doors; repair/replace the cornice and paint the façade.

AR 2019-45

Applicant: Coppola Associates
Owner: Newburgh Community Land Bank Inc.
Location: 45A Lander Street

Application to install new windows and doors; repair/replace the cornice and paint the façade.

AJ Coppola, Project Architect, appeared before the Board representing the property owner.

The Project Architect submitted a picture of the door for consideration (which was made part of the record) and gave a brief overview of the project. He highlighted the following:

- 45A and 45 Lander Street are part of a first time homeowner program;
- Renovation began on the properties without a building permit;
- New composite Therma-tru door and wood 2/2 Marvin windows were installed;
- Stop work order was issued;
- Intent is to obtain approval for the completed work; restore the cornice and paint the façade.

Mr. Hanson confirmed the transom will be repaired.

Mr. Young confirmed the installed door is a six-panel narrow door. He said the installed doors are not appropriate to the buildings.

Ms. Basch said she is shocked that work began without a building permit considering that the Land Bank successfully renovated other properties.

Mr. Young said the door should be painted a dark color.

With respect to application number AR 2019-44 (45 Lander Street)

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, subject to the following condition:

- Existing door must be removed and a new door proposal must be submitted for review.

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

With respect to application number AR 2019-45 (45A Lander Street)

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, subject to the following condition:

- Existing door must be removed and a new door proposal must be submitted for review.

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

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

Respectfully submitted,

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