

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 February 11, 2020

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, February 11, 2020 at 6:30 p.m. at the Council Chambers, 83 Broadway, Newburgh, NY 12550.

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

Absent: Jeff Wilkinson
Reggie Young

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

Minutes of the January 14, 2020 Meeting

Mr. Hoekema moved to approve the minutes from the January 14, 2020 meeting as submitted.
Mr. Hanson seconded the motion.
The motion passed unanimously.

OLD BUSINESS

AR 2019-93

Applicant: Virgilio Cruz and Martha Cruz
Owner: Virgilio Cruz and Martha Cruz
Location: 80 Overlook Place

Application to ratify the existing fence in front of the building.

Virgilio Cruz, Applicant, appeared with Horacio Cruz, translator, before the Board.

The Applicant said he installed a fence on the front of the building for safety reasons. He said he was unaware ARC approval was required for the exterior and he is appearing before the Board to request ratification of the completed work.

The Chairperson confirmed the fence is six (6) feet tall.

The Applicant said the fence was installed for security reasons.

Mr. Kelly said the existing fence connects to a chain link fence at the corner of the property. He asked if the entire fence was a chain link fence at one point.

The Applicant confirmed they replaced the previously existing chain link fence with the wooden stockade fence.

Mr. Kelly asked for the maximum allowable height of front yard fences within the East End Historic District.

The Chairperson said the maximum height for fences in the front yard is 40 inches. She read the fence guidelines from the East End Historic District Design guidelines for the benefit of the Applicant and the public.

Mr. Hanson said he had two (2) concerns regarding the fence. He said the first is that the East End Historic District Design guidelines do not allow this type of fence in the front yard and the second is that the fence does not conform to the height requirement. He said the fence should be a see-through fence.

The Chairperson said the existing fence may be installed on the rear of the property but not in front of the building.

The Applicant said he is willing to replace the existing fence and asked if he had to return to the Board.

The Chairperson said the Applicant may return with a revised proposal for consideration. She said she is in favor of an aluminum or wrought iron fence that does not exceed 40 inches.

The Assistant Corporation Counsel said the Applicant should provide a revised submission detailing a new proposal for consideration and return to the next available ARC meeting.

The Application was tabled and the public hearing was kept open. The Applicant was informed to submit a revised plan in order to attend the next ARC meeting on March 10, 2020.

AR 2020-1

Applicant: Sigler Henderson Studio, LLC
Owner: Moore and Heather Moore
Location: 260 Liberty Street

Mr. Kelly recused himself from application AR 2020-1.

Application to construct a new wooden structure.

Heather Moore, property owner, appeared with Beth Sigler and Paul Henderson from Sigler Henderson Studio, LLC before the Board.

Ms. Sigler gave a brief overview of the project. She highlighted the following:

- Original building has been demolished;
- Proposing a new, energy efficient two-family structure;
- Utilizing salvaged materials;
- Installing asphalt shingle roof;
- Searching for a porch railing to match the canopy;
- Proposing glass double door for the entry;
- Installing a wrought iron railing in front of the building.

Mr. Hanson asked if the building had outer doors originally.

Mr. Henderson said there may have been outer doors at one point but they are no longer present.

Ms. Sigler said the building will have four (4) skylights and an asphalt shingle roof.

The Chairperson asked if an increase in building height is proposed.

Ms. Sigler said the building attic will be slightly raised.

Mr. Henderson said the previous building had sufficient room for windows in the attic but they were never installed.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

The Chairperson asked if there will be a fire escape installed.

The Applicant said they are not proposing a fire escape and will review the egress requirements with the Building Department.

Mr. Hanson moved to approve the application as submitted.

Ms. Basch seconded the motion.

The motion passed unanimously via roll-call vote.

PUBLIC HEARINGS

AR 2020-2

Applicant: Sigler Henderson Studio, LLC
Owner: Samuel Ottenhoff and Naomi Hersson-Ringskog
Location: 6 Grand Street

Mr. Kelly recused himself from application AR 2020-2.

Application to repair/replace the roof and porch; rebuild the accessory structure on the rear and install new windows, doors and a solar panel array.

Samuel Ottenhoff and Naomi Hersson-Ringskog, property owners, appeared with Beth Sigler and Paul Henderson from Sigler Henderson Studio, LLC before the Board.

Ms. Sigler gave a brief overview of the project and highlighted the following:

- Convert the building into a two-family dwelling;
- Add a two-story addition and terraces on the rear;
- Install new 2/2 windows and doors;
- Install a new slate roof;
- Install new gutters;
- Repair/replace the cornice and stoop.

Mr. Hanson asked if all the windows will be casement windows.

Ms. Sigler said the majority of windows will be casement windows for egress requirements. She said the front stoop will be left unpainted.

Mr. Henderson submitted a photograph for consideration (which was made part of the record). He said the intent is to remove the paint from the building and revert the look back to its original condition.

Ms. Sigler said they will use a peel and stick method to remove the paint and clean the remnants with regular water to avoid damaging the brick.

Ms. Basch cautioned the Applicant to be careful when removing the paint.

Ms. Sigler said the rear addition will be a modern nine feet by nine feet structure made out of Hardiplank siding with casement windows and a terrace. She said two balconies will also be added on the rear.

Mr. Hanson confirmed there are existing doors on the rear of the building now.

Ms. Sigler said there is a garage on site that is not salvageable. She said the intent is to rebuild an accessory structure with a wooden frame while utilizing salvaged wood/brick.

Mr. Hanson said that garage does not appear to be visible from the street.

Ms. Sigler said the proposed structure has an increase height and the roof may be visible from the street. She said they were unsure if ARC approval would be required and added it to the application for review.

Mr. Hoekema confirmed the garage door will operate as a roll up door.

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.

Mr. Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2020-3

Applicant: Z3 Consultants, Inc.
Owner: M & N Newburgh Dev. LLC
Location: 39 Lutheran Street

Application to install new windows and a front entry door.

Gary Beck from Z3 Consultants, Inc., Applicant, appeared before the Board on behalf of the property owner.

The Applicant said the intent is to replace the windows and door of the building. He said the windows will be painted black and the door will be a six panel mahogany door.

The Chairperson asked for the intent of the roof.

The Applicant said the roof is made out of asphalt shingles and the property owner will most likely replace it in-kind.

Ms. Des Cognets said the Applicant is allowed to replace the roof in-kind but she would prefer an alternative material for the roof.

Mr. Kelly said slate should be used for the roof replacement. He asked if there were any corbels left behind the wooden boards.

The Applicant said he is not aware what is beneath the wooden boards covering the cornice.

Mr. Hanson said he is also in favor of a slate roof.

Mr. Kelly said the slate roof may be cheaper to install overall.

Mr. Hanson asked if the original window configuration above the porch was 2/2. He said the building may have held a combination of window configurations.

The Applicant said they are proposing to install a 1/1 configuration for all of the boarded up windows.

Mr. Kelly said similar buildings constructed in between 1890 through 1900, were mostly constructed with 1/1 windows. He said the dormers may have held 2/2 windows. He said it would be best to maintain the existing window configurations found on the building.

Mr. Hanson said the second floor bay window looks like it may have been replaced with a door.

The Chairperson said the building appears to have had a second floor porch at one time.

Mr. Hanson said the porch has remnants of a balustrade above it.

The Applicant said the existing porch is in disrepair and needs to be replaced. He said the length of the porch used to extend to the window bay but they are not intending to add a second level to the porch. He said if there is a door under the boarded up windows, the property owner has requested to install a window and brick in the remaining portion of that opening. He said the property owner would not like a second level porch for liability reasons.

Mr. Kelly said other buildings do not have a door on the second floor and it may have been added later.

Mr. Hanson said he is in favor of installing a window above the porch door but instead of one wide window, there should be two windows with a divider in between.

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 he can take pictures of what exists underneath the plywood for clarity and return later with a complete proposal for the façade. He said he would also like to repair/replace the front porch and roof.

Mr. Kelly said he would like to table a portion of the application and have the Applicant return with a proposal for the roof and porch. He said he does not have an issue with the proposed door.

The Applicant asked if a Building Permit can be issued for the building in the interim.

The Assistant Corporation Counsel said a Building Permit may be issued for items that were approved only, he said the Applicant should provide revised details for consideration for any remaining portions of the application.

Mr. Hanson moved to grant partial approval of the application, subject to the following conditions:

- Install 1/1 windows on the first three levels per application specs;
- Install 2/2 windows on the dormers per application specs;
- Install a 6 lite entry door per application specs;
- Applicant must return for a determination on the roof, porch and the window opening above the porch.

Ms. Basch 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