

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 March 10, 2020

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, March 10, 2020 at 6:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, NY 12550.

Members Present: Michele Basch, Chairperson
Hannah Des Cognets
Jim Hoekema
James Kelly
Jeff Wilkinson
Reggie Young

Absent: Christopher Hanson

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

Minutes of the February 11, 2020 Meeting

Mr. Young moved to approve the minutes from the February 11, 2020 meeting as submitted.
Mr. Hoekema seconded the motion.
The motion passed unanimously.

CONSENT AGENDA

Jeff Wilkinson recused himself from applications AR 2020-5 through AR 2020-14 and AR 2020-16.

AR 2020-5

Applicant: RUPCO
Owner: Newburgh Community Land Bank, Inc.
Location: 25 South Miller Street

Application to paint the exterior of the building using colors from the Benjamin Moore Historic color palette.

AR 2020-6

Applicant: RUPCO
Owner: Newburgh Community Land Bank, Inc.
Location: 45 Johnston Street

Application to paint the exterior of the building using colors from the Benjamin Moore Historic color palette.

AR 2020-7

Applicant: RUPCO
Owner: Newburgh Community Land Bank, Inc.
Location: 98 Lander Street

Application to paint the exterior of the building using colors from the Benjamin Moore Historic color palette.

AR 2020-8

Applicant: RUPCO
Owner: Newburgh Community Land Bank, Inc.
Location: 116 Lander Street

Application to paint the exterior of the building using colors from the Benjamin Moore Historic color palette.

AR 2020-9

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

Application to paint the exterior of the building using colors from the Benjamin Moore Historic color palette.

AR 2020-10

Applicant: RUPCO
Owner: Newburgh Community Land Bank, Inc.
Location: 137 Chambers Street

Application to paint the exterior of the building using colors from the Benjamin Moore Historic color palette.

AR 2020-11

Applicant: RUPCO
Owner: Newburgh Community Land Bank, Inc.
Location: 137 Lander Street

Application to paint the exterior of the building using colors from the Benjamin Moore Historic color palette.

AR 2020-12

Applicant: RUPCO
Owner: Newburgh Community Land Bank, Inc.
Location: 139 Lander Street

Application to paint the exterior of the building using colors from the Benjamin Moore Historic color palette.

AR 2020-13

Applicant: RUPCO
Owner: Newburgh Community Land Bank, Inc.
Location: 193 First Street

Application to paint the exterior of the building using colors from the Benjamin Moore Historic color palette.

AR 2020-14

Applicant: RUPCO
Owner: Newburgh Community Land Bank, Inc.
Location: 197 First Street

Application to paint the exterior of the building using colors from the Benjamin Moore Historic color palette.

Ms. Basch moved to approve applications AR 2020-5 through AR 2020-14 as submitted.

Mr. Hoekema seconded the motion.

The motion passed unanimously via roll call vote.

AR 2020-16

Applicant: Jeff Wilkinson
Owner: 168 Lander Street LLC
Location: 168 Lander Street

Application to paint the exterior of the building using colors from the Benjamin Moore Historic color palette.

Mr. Kelly moved to approve the application as submitted.

Ms. Basch seconded the motion.

The motion passed unanimously via roll call vote.

AR 2020-17

Applicant: S&W Newburgh Properties LLC
Owner: S&W Newburgh Properties LLC
Location: 82 William Street

Application to paint the exterior of the building using colors from the Benjamin Moore Historic color palette.

Ms. Basch moved to approve application as submitted.

Mr. Hoekema seconded the motion.

The motion passed unanimously via roll call vote.

OLD BUSINESS

AR 2019-76

Applicant: Kamil Falkowski
Owner: 134 South Street LLC
Location: 134 South Street

Returning for a determination on the windows, repointing the brick and repainting the building.

Kamil Falkowski, Applicant, appeared before the Board on behalf of the property owner.

The Applicant said his application for 134 South Street was tabled at the previous ARC meeting in December 2019. He is amending his application to include replacing the storefront. He said the submitted details include an elevation drawing of the storefront for consideration. He said the proposed windows above the storefront are square top; double hung wood-clad Jeld-Wen windows and he is intending to install a custom-made wood overlay to replicate the arched appearance of the windows.

The Chairperson confirmed the wooden overlay would match the pine material of the proposed windows and match the color of the window sash.

Mr. Young clarified the windows are aluminum clad windows.

The Applicant said he intends to return the storefront back to its original look.

Mr. Young asked if the Applicant is vested in the proposed storefront windows.

The Applicant said he is not proposing to install single pane storefront windows because they are expensive to replace if broken. He said the intent is to remove the existing metal gate later.

Mr. Young said he installed large single pane windows for his business on Broadway and he has never had an issue. He said he is in favor of removing the existing gate.

The Chairperson said single pane windows are not easily broken. She said they are more appropriate to the building.

The Applicant agreed that single pane windows would look better on the building.

Mr. Young asked the Board if they are satisfied with the amount of detail provided on the rendering.

Mr. Kelly said single pane windows are appropriate to the building.

Mr. Young asked if the Applicant intended to install windows on the inset portion of the storefront.

The Applicant said there are no plans to install windows on the inset portion of the building next to the storefront entry door. He said he is open to the idea but he is concerned about the cost.

The Chairperson said the additional windows would increase safety because it would allow the Applicant to have a clearer view of the sidewalk.

The Applicant said he does not want the existing storefront totally exposed because people sometimes use the storefront as an awning against the elements.

The Chairperson said the Applicant may install a vestibule door to close off the inset portion of the building. She said the Applicant may return later under a separate application to install the vestibule. She said the Applicant should be aware of any ADA requirements for the vestibule.

Mr. Young said the Applicant may refer to the vestibule at 96 Broadway for an example. He asked if the ground floor of the building is level with the sidewalk.

The Applicant said the ground floor is slightly elevated and a small ramp is required.

Mr. Hoekema confirmed the inset portion of the storefront is approximately two (2) feet.

Mr. Wilkinson said the elevation is not proportional

Mr. Kelly confirmed there are no plans to add exterior light fixtures.

Mr. Young said adding light fixtures would increase safety.

Ms. Basch said additional lighting would benefit the existing cameras.

The Applicant said streetlights provide sufficient lighting for the cameras and any additional lighting may have a negative impact on the property.

Mr. Young said the elevation provides a great concept plan but additional details should be added.

The Applicant requested the option to remove the fire escape from the building.

The Chairperson said she does not have an issue with removing the fire escape. She said the Applicant should refer to the Building Department to confirm whether the fire escape is required as part of the Building Code. She read the window replacement guidelines from the East End Historic District Design Guidelines for the benefit of the Applicant and the public. She confirmed the Applicant will replace nine (9) windows on the floors above the storefront and cautioned the Applicant not to install windows with snap in grills.

Ms. Des Cognets said the revised storefront elevation should have accurate dimensions and include additional details for the storefront trim, molding and windows. She said she is not opposed to a revised design of the storefront windows, if the panes are proportional to the entry door transom.

Mr. Kelly asked for the material specifications noted on the elevation.

Mr. Young said the Applicant should be careful when repointing the brick so as not to damage the brick.

The Chairperson read the masonry guidelines from the East End Historic District Design Guidelines for the benefit of the Applicant and the public.

Mr. Wilkinson said mineral paint should be used for painting if the Applicant intends to repaint the building.

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 conditions:

- Install nine (9) square top, double hung, aluminum-clad windows with a custom-made wood overlay to replicate the arched appearance per application specs;
- Repoint the brick;
- The Applicant:
 - May remove the fire escape if it is not required per the Building Code;
 - Must return for a determination on the storefront and apartment entrance door;
 - Is urged, though not required, to use mineral paint for any repainting;

Ms. Basch seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2019-77

Applicant: Kamil Falkowski
Owner: 140 South Street LLC
Location: 140 South Street

Returning for a determination on the windows, repointing the brick and repainting the building.

Kamil Falkowski, Applicant, remained before the Board on behalf of the property owner.

The Applicant said the intent is to install Jeld-Wen windows on the upper floors with a custom-made wood overlay to replicate the arched appearance of the windows. He said he provided a concept plan for the storefront but there are no proposed modifications at this time. He said the intent now is to replace the apartment entrance door but he will return with door specifications.

The Chairperson asked if the ground floor is occupied.

The Applicant said the ground floor is currently occupied and there are no plans to modify the storefront at this time. He said he intends to repaint the building the same color and repoint the masonry as required.

Ms. Basch confirmed six (6) windows on the second and third floor will be replaced.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Ms. Basch moved to approve the application as submitted, subject to the following conditions:

- Install six (6) square top, double hung, aluminum-clad windows with a custom-made wood overlay to replicate the arched appearance per application specs;
- Repoint the brick;
- Applicant is urged, though not required, to use mineral paint for any repainting;
- Applicant must return for a determination on the storefront and the apartment entrance door;

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

AR 2019-78

Applicant: Kamil Falkowski
Owner: 142 South Street LLC
Location: 142 South Street

Returning for a determination on the windows, repointing the brick and repainting the building.

Kamil Falkowski, Applicant, remained before the Board on behalf of the property owner.

The Applicant said the intent is to replace the windows on the building. He said the existing windows are square-top windows and he will replace them with 6/6 aluminum clad windows. He said the side windows will not be replaced.

Mr. Wilkinson asked if an elevation was provided.

Mr. Kelly said the building was constructed in the 1840s and 6/6 windows seem appropriate. He requested additional time to research old photographs of the building.

The Applicant said he may return with an elevation drawing since there are no current plans to begin work on the building.

Ms. Des Cognets said the Board has the option to table the application.

The Board discussed the building's importance and agreed to table the application.

The application was tabled and the Applicant was informed to submit an elevation drawing of the building for consideration at the next ARC meeting on April 14, 2020.

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.

The Secretary said the Applicant was not able to attend and submitted a request to table the application.

The application was tabled until the next ARC meeting on April 14, 2020.

PUBLIC HEARINGS

AR 2020-4

Applicant: Jamie L Crisafulli
Owner: Jamie L Crisafulli
Location: 28 Spring Street

Application to expand the existing concrete stoop.

Jamie Crisafulli, property owner, appeared with Andrew Ogden before the Board.

The property owner said she recently purchased the building and received a violation from the Building Department. She said the violation is to address the collapsing front porch. She would like to repair or replace the porch, but also expand it by approximately 20 inches.

Mr. Young asked for additional details with regards to the violation.

The property owner said the violation was issued due to the safety hazard of the existing stoop.

Mr. Wilkinson asked if a wooden porch was considered.

The property owner said that wood does not last longer than concrete.

Mr. Kelly asked if the Applicant obtained a quote for the wooden porch. He said a porch made out of wood should be less expensive.

The property owner said the cost to remove/rebuild the existing porch is approximately \$7,500. She said a wooden porch would cost approximately \$1,200 less. She said she panicked when the violation was issued and intends to address it as soon as possible.

Mr. Young confirmed the sidewall is made out of stone.

Mr. Wilkinson said a masonry base for the porch is acceptable but the railings should be made out of wood. He said the Applicant should get different quotes for comparison. He said the Applicant should return to the next ARC meeting after considering the alternatives.

Mr. Kelly said the Applicant should consider installing a porch that matches the stone wall.

The property owner said she will look at alternatives and return to the next ARC meeting.

The application was tabled and the Applicant was informed to research alternative options/prices for the porch and return to the next ARC meeting on April 14, 2020.

AR 2020-15

Applicant: Dawn Liberi
Owner: Dikenga Properties, LLC
Location: 250 Liberty Street

James Kelly recused himself from application AR 2020-15.

Application to replace the windows, doors; expand the rear porch; and install a fence on the property.

Dawn Liberi, Applicant, appeared on behalf of the property owner before the Board.

The Applicant gave a brief overview of the application and highlighted the following:

- Install black 3/1 aluminum-clad wood windows;
- Install Therma-tru doors;
- Install a six (6) foot tall wooden fence in the rear;
- Expand the rear porch;

Mr. Wilkinson said the application is acceptable overall but he has a concern regarding the fence and the proposed door.

The Applicant said the door will be painted black and made out of fiberglass.

Mr. Wilkinson said he prefers wooden doors to be installed.

The Chairperson said the frame around the entry door looks repairable. She said repairing the existing frame may be less expensive than replacing the entryway.

The Applicant said she would be happy to repair the existing entryway if it is less expensive.

The Chairperson read the fence guidelines from the East End Historic District Design Guidelines for the benefit of the Applicant and the public. She clarified that front yard fences may not be more than 40 inches tall.

The Applicant said the City Code allows fences in the front yard up to six (6) feet tall. She said the proposed fence will be installed on the rear side of the building and will ensure privacy by discouraging any trespassers. She said the fence will have horizontal slats made out of wood with a gate meant to slide open to allow the entrance of vehicles. She said the proposed fence will replace the existing fence on the property.

Mr. Young said the building is a corner building and the rear yard is considered a front yard. He said the Board has previously allowed the installation of fences in front yards if they are adequately screened.

Ms. Des Cognets said the Board may come to a compromise but she is concerned with the length of the proposed fence.

The Applicant said the property across the street has an existing fence longer than what is proposed.

Ms. Des Cognets said she cannot speak with regards to the property across the street.

Mr. Young said the Applicant may setback the fence location by approximately two (2) feet to allow screening.

The Chairperson said an unscreened fence is like a blank canvas prone to graffiti.

The Applicant asked for suggestions for the fence to address the concerns of the Board.

Ms. Des Cognets suggested the Applicant may install a metal or wrought iron see-thru fence; increase the setback of the fence; or screen the fence with plantings;

The Applicant said she would like her property to have a protected privacy area for herself and any clients since she will utilize the space as a live/work area.

Mr. Young said a setback with a hedge to screen the fence seems like a good compromise.

Ms. Des Cognets said the height of the fence is not the only concern. She said the impact of the fence on the look/feel of the neighborhood is very important.

The Chairperson said that plantings may be added on the side of the proposed gate to soften the look of the fence. She said the Applicant should look to make the neighborhood more welcoming.

Mr. Young said a row of hornbeams in front of the fence would fit nicely into the neighborhood.

Ms. Des Cognets said she does not have an issue with a six (6) foot tall fence if the Applicant adds the appropriate screening in front of the fence.

The Applicant said the rear porch expansion would involve replacing the existing door with a double door and widening the deck as well as adding a canopy.

Mr. Young confirmed the porch canopy and fascia will match the existing look of the building.

Mr. Hoekema confirmed the dimensions of the deck will be 3 feet by 17 feet, 3 inches.

The Applicant said she would also like to install exterior light fixtures to the building with an LED light-strip on the side of the building.

The Chairperson said a shielded gooseneck light fixture over the front door is acceptable. She said the Applicant should submit details for the light fixture and notate its location on the elevation.

Mr. Wilkinson said installation of an LED strip on a residential building is not acceptable within the East End Historic District. He said the Applicant may install wall sconces or lighting posts for lighting.

The Chairperson said the Applicant may also install light fixtures on the fence. She said any external lights should be submitted for review.

The Chairperson opened the public hearing was opened.

There was no one present for or against the application.

The Chairperson closed the public hearing.

The Chairperson confirmed 3/1 Weather Shield windows and a six (6) foot tall fence will be installed. She clarified that the fence will have up to two (2) sliding doors to allow a vehicle to pass and be screened with plantings on both sides of the sliding doors. She said the fence must have a setback of approximately 18 inches to two (2) feet. She said the façade entryway will be repaired and the Applicant must return for a determination if that is not possible. She said the rear porch and rear door will be replaced per the application specs.

The Applicant agreed to follow the determination by the Board.

Ms. Basch moved to approve the application subject to the following conditions:

- Façade entryway must be repaired or replaced in-kind;
- Install 3/1 Weather Shield Windows per application specs;
- Install a six (6) foot tall rear fence with up to two (2) sliding doors and a setback of approximately 18 inches to two (2) feet per application specs;
- Rear fence must be screened with plantings;
- Expand the rear porch and install an awning and double doors per application specs.

Ms. Des Cognets seconded the motion.

The motion passed unanimously via roll-call vote.

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