

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Brigidanne Flynn, Acting Chairperson
123 Grand Street, Newburgh, N.Y. 12550

Omar Balbuena, Secretary
Phone: (845) 569-7354

**MINUTES
ARCHITECTURAL REVIEW COMMISSION**

The monthly meeting of the City of Newburgh Architectural Review Commission
was held on Wednesday, November 16, 2016 at 7:30 p.m. at the Activities
Center, 401 Washington St. Newburgh, NY 12550

Members Present: Brigidanne Flynn, Acting Chairperson
Michele Basch
Christopher Hanson
Jeff Wilkinson

Members Excused: Isaac Diggs
Richard Rosencrans

Also Present: Michelle Kelson, Corporation Counsel
Jeremy Kaufman, Assistant Corporation Counsel
Eliana Diaz, Administrative Assistant to the City Manager
Omar Balbuena, Secretary to the Land Use Boards

The meeting was called to order at 7:34 p.m. after a quorum was confirmed.

Minutes of the October 19, 2016 Meeting

Mr. Hanson made a motion to approve the minutes from the October 19, 2016 meeting as submitted.

Mr. Wilkinson seconded the motion.

The motion was approved 4-0 with no objections.

NEW BUSINESS

CONSENT AGENDA
(attachment #1)

Mr. Hanson made a motion to approve the consent agenda.

Mr. Wilkinson seconded the motion.

The motion was approved 4-0 with no objections.

PUBLIC HEARINGS

AR 2016-46

47 Overlook Place

Applicant/Owner: Dany San Miguel

To replace front and side windows on the first floor of the property.

Mr. Dany San Miguel Owner/applicant appeared before the Commission. Ms. Diaz provided, translation from English to Spanish for Mr. San Miguel.

Mr. San Miguel was requesting to be allowed to replace the existing vinyl replacement windows located on the first floor. Mr. San Miguel presented the Commission with a copy of a quote for the replacement of the windows. As the documentation was unclear as to the material specifications of the windows, the Commission reached a conclusion that the new windows were an 'in-kind' replacement.

The Chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Ms. Basch made a motion to assume SEQRA lead agency.

Mr. Hanson seconded the motion.

The motion was carried unanimously.

Ms. Hanson made a motion to assume SEQRA negative declaration for lead agency.

Ms. Basch seconded the motion

The motion was carried unanimously.

Ms. Bash made a motion to grant a Certificate of Appropriateness (COA) for the replacement "in-kind" of the first-floor windows only.

Mr. Hanson seconded the motion.

The motion was approved 4-0 with no objections.

AR 2016-55

179 Liberty Street

Applicant/Owner: Jose Ramos

To replace front fence on property and replace current slate stone on sidewalk with regular concrete.

Mr. Jose Ramos Owner/applicant appeared before the Commission. Mr. Ramos was requesting to replace the current Bluestone slabs sidewalk which has several broken pieces in it and to replace an existing railing along the top of the access wall to the basement level and along the front steps. Mr. Ramos planned to replace the railing with a new wrought iron design of squares with a center medallion and 6 projecting balustrades, he will reuse the existing posts which are in good condition. Mr. Wilkinson suggests there may be some building code issues with the railing, particularly the handrail heights and opening on the balustrades.

Ms. Kelson clarified with Mr. Ramos if there was a fence permit application. As there is none the Code requirements may require some modification to the railing design.

There was a discussion regarding the sidewalk and Mr. Ramos prefers not to reuse the existing Bluestone. Mr. Hanson indicated to Mr. Ramos, two options with the sidewalk. First to replace the bluestone with stamped concrete that mimics the color of the bluestone. The second would

be the resetting of the existing Bluestone slabs. There was a discussion regarding the City of Newburgh Standards for Sidewalks and the options available to Mr. Ramos. Mr. Ramos indicated that he prefers not to reuse the existing Bluestone. The Commission advised Mr. Ramos to check with the City Planner for grants available to alleviate some of the costs and to get more information on the sidewalk standards.

The Chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Mr. Hanson made a motion to assume SEQRA lead agency.

Ms. Basch seconded the motion.

The motion was carried unanimously.

Ms. Basch made a motion to assume SEQRA negative declaration for lead agency.

Mr. Hanson seconded the motion

The motion was carried unanimously.

Ms. Basch made a motion to grant a COA to allow the applicant to replace the railing to Code. The applicant has the option of resetting two rows of the bluestone and taking out the row closest to the curb adding a green space to that area utilizing intact pieces in the two remaining rows. Or, replacing the existing Bluestone with concrete sidewalk as per City standards and code.

Mr. Hanson seconded the motion.

The motion was approved 4-0 with no objections.

AR 2016-52

35 Spring Street

Applicant/Owner: Luke Ives Pontifell

To restore the ground-floor Spring Street storefront, reconstruct the entrance from South Lander, and add new lighting, signage, paint and banners.

Mr. Luke Pontifell Owner/applicant appeared before the Commission along with Mr. Colin Cathcart Architect for the project.

Mr. Pontifell stated they have a façade grant from the City to restore and improve the building at the corner of Spring Street and South Lander Street.

Mr. Pontifell and Mr. Cathcart explained the plans for the project as detailed in the drawings presented to the Commission. The South Lander side would be left as is, since the new work would be on the Spring Street corner. Mr. Pontifell stated they are not adding any new windows and the only updated replacement windows are the mill finished aluminum windows, two transom windows over a single storefront window. Mr. Cathcart explained clarified that there would be no direct light on the signs, and that the only painting being done to the building would be on the cornice, store front facade, doors and on the detail trim but not on the brick façade.

The Chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Mr. Hanson made a motion to assume SEQRA lead agency.
Ms. Basch seconded the motion.
The motion was carried unanimously.

Mr. Hanson made a motion to assume SEQRA negative declaration for lead agency.
Ms. Basch seconded the motion
The motion was carried unanimously.

Mr. Hanson made a motion to grant a COA to allow the reche application as submitted. Ms. Basch seconded the motion.

The motion was approved 4-0 with no objections.

Agenda items AR 2016-41, 2016-51, 2016-53 and 2016-54 will be held over the December 2016 meeting as Mr. Wilkinson needed to recuse himself from these applications citing a professional relationship with the applicants.

The recusal left the Commission without a quorum to perform any business. Therefore, the applications will be held over until the December 2016 meeting.

With no further business to discuss the meeting was adjourned at 9:42p.m.

Respectfully submitted,

Omar Balbuena
Secretary to the Land Use Boards

Attachment – Consent Agenda

**November 16, 2016
Architectural Review Commission**

CONSENT AGENDA

AR 2016-56 19 South Miller Street

Applicant/Owner: RUPCO/Newburgh Land Bank

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Cornice Body – including panels & crown molding/Stairs – including balusters in Powell Bluff HC-35
- Cornice Highlight – including brackets/Window Lintel & Sills/Front door/Stairs – including stringer and handrail in Stratton Blue HC-142
- Masonry Body in Hepplewhite Ivory HC-36
- Window Frame in Poplar White

AR 2016-57 21 South Miller Street

Applicant/Owner: RUPCO/Newburgh Land Bank

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Cornice Body – including panels & crown molding/Window Lintels and Sills in Whittall Brown HC-69
- Cornice Highlight – including brackets/Front door in Garrison Red HC-66
- Masonry Body in Monroe Bisque HC-26
- Window Frame in Poplar White

AR 2016-58 46 South Miller Street

Applicant/Owner: RUPCO/Newburgh Land Bank

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Cornice Body – including panels & crown molding/ Stairs – including balusters in Powell Bluff HC-35
- Cornice Highlight – including brackets/ Window Lintel & Sills/Front door/Stairs – including stringer and handrail in Stratton Blue HC-142
- Masonry Body in Hepplewhite Ivory HC-36
- Window Frame in Poplar White

AR 2016-59 48 South Miller Street

Applicant/Owner: RUPCO/Newburgh Land Bank

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Cornice Body – including panels & crown molding/ Stairs – including balusters in Powell Bluff HC-35
- Cornice Highlight – including brackets/ Window Lintel & Sills/Front door/Stairs – including stringer and handrail in Stratton Blue HC-142
- Masonry Body in Hepplewhite Ivory HC-36
- Window Frame in Poplar White

AR 2016-60 46 Lander Street**Applicant/Owner: RUPCO/Newburgh Land Bank**

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Cornice Body – including panels & crown molding in Chesterfield Bluff HC-9
- Cornice Highlight – including brackets/Stairs – including stringer and handrail/
Porch Highlight – including balusters and fret work in Monterrey White HC-27
- Window Lintel & Sills/Front Door/Stairs – including stringer & handrail/ Porch
– including posts, brackets & handrail in Whipple Blue HC-152
- Window Frame in Poplar White

AR 2016-61 48 Lander Street**Applicant/Owner: RUPCO/Newburgh Land Bank**

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Cornice Body – including panels & crown molding in Chesterfield Bluff HC-9
- Cornice Highlight – including brackets/ Stairs – including stringer and
handrail/ Porch Highlight – including balusters and fret work in Monterrey
White HC-27
- Window Lintel & Sills/Front Door/Stairs – including stringer & handrail/ Porch
– including posts, brackets & handrail in Whipple Blue HC-152
- Window Frame in Poplar White

AR 2016-62 50 Lander Street**Applicant/Owner: RUPCO/Newburgh Land Bank**

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Cornice Body – including panels & crown molding in Chesterfield Bluff HC-9
- Cornice Highlight – including brackets/Stairs – including stringer and handrail/
Porch Highlight – including balusters and fret work in Monterrey White HC-27
- Window Lintel & Sills/ Front Door/Stairs – including stringer & handrail/ Porch –
including posts, brackets & handrail in Whipple Blue HC-152
- Window Frame in Poplar White

AR 2016-63 29 Lander Street**Applicant/Owner: RUPCO/Newburgh Land Bank**

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Cornice Body – including panels & crown molding in Chesterfield Bluff HC-9
- Cornice Highlight – including brackets/Masonry Body/Stairs – including balusters
in Monterrey White HC-27
- Window Lintel & Sills/Front Door/Stairs – including stringer & Handrail in Whipple
Blue HC-152
- Window Frame in Poplar White

AR 2016-64 185 First Street
Applicant/Owner: RUPCO/Newburgh Land Bank

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Cornice Body – including panels & crown molding/Front Door/ Front Porch – including posts & brackets in Garrison Red HC-66
- Cornice Highlight – including brackets/ Stairs in Monroe Bisque HC-26
- Rear Deck – including posts, balusters & handrail in Whitall Brown HC-69
- Stairs – including balusters in Powell Monterey White HC-27
- Window Frame in Brown

Replace roof GAF Timberline Fiberglass Roof Shingles in Williamsburg Slate

AR 2016-65 39A & 39B Johnston Street
Applicant/Owner: RUPCO/Newburgh Land Bank

39A Johnston Street:

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Cornice Body – including panels & crown molding in Yarmouth Blue HC-150
- Cornice Highlight – including brackets/Window Lintel, Sills & Brick Surround/Front Door/Stairs – including stringer & handrail/ porch – posts, brackets & handrail in Knoxville Gray HC-160
- Masonry Body/Stairs – including balusters/ Porch highlight – including balusters & fretwork
- Window Frame in Putty (Grey)

39B Johnston Street

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Window frame in black
- Front door in Somerville Red HC-62

AR 2016-66 38 Dubois Street
Applicant/Owner: RUPCO/Newburgh Land Bank

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Reverse gable fretwork and rafter tails/ Stairs - including balusters/ Porch Highlight – including balusters and fret work in Yarmouth Blue HC-150
- Masonry Body in Edgecomb Gray HC-36
- Window Frame in Putty
- Window Lintel, Sills & Brick Surround/ Front door/ Stairs - including stringer and handrail, as well as the Porch including posts, brackets and handrails all in Knoxville Gray HC-160

Replace roof with GAF Timberline Fiberglass Roof Shingles in Williamsburg Slate

AR 2016-67 54 Dubois Street**Applicant/Owner: RUPCO/Newburgh Land Bank**

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Cornice Body – including panels & crown molding in Powell Bluff HC-35
- Cornice Highlight – including brackets/ Masonry Body/Front Door/Porch – including posts, brackets and handrail in Stratton Blue HC-142
- Window Frame in Poplar White
- Window Lintel and Sills/Porch highlight – including baluster and fret work in Hepplewhite Ivory HC-36

AR 2016-68 57 DuBois Street**Applicant/Owner: RUPCO/Newburgh Land Bank**

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Cornice Body – including panels & crown molding in Edgecomb Gray HC – 173
- Cornice Highlight – including brackets/Window Frame/Window Lintel, Sills and Brick Surround/Front door/Rear deck – including posts, balusters and handrail/ Front porch - including posts, brackets and handrail in Knoxville Gray HC – 160
- Masonry Body/Porch Highlight – including balusters and fret work in Yarmouth Blue HC – 150
- Window Frame in Putty

AR 2016-69 195 First Street**Applicant/Owner: RUPCO/Newburgh Land Bank**

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Cornice Body – including panels & crown molding/Window Lintel & Sills/Porch – including posts, brackets and handrail In Whitall Brown HC - 69
- Cornice Highlight – including brackets/Front Door in Garrison Red HC - 66
- Masonry Body/Porch Highlight – including balusters and fret work in Monroe Bisque HC – 26
- Window Frame in Poplar white