

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Michele Basch, Chairperson
123 Grand Street, Newburgh, N.Y. 12550

Omar E. Balbuena-Palma, Secretary
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MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of August 8, 2017

The monthly meeting of the City of Newburgh Architectural Review Commission was held on Tuesday, August 8, 2017 at 6:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, NY 12550.

Members Present: Michele Basch Chairperson
Richard Rosencrans
Isaac Diggs
Hannah Walsh
Jim Hoekema

Members Absent: Christopher Hanson
Jeff Wilkinson
James Kelly

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

The meeting was called to order at 6:32 p.m. after a quorum was confirmed.

Minutes of the July 11, 2017 Meeting

Ms. Basch moved to approve the minutes from the July 11, 2017 meeting as submitted.
Mr. Diggs seconded the motion.

The motion was approved 5-0.

CONSENT AGENDA

- | | |
|-------------------|---|
| AR 2015-15 | 216 Montgomery Street
Requesting an extension to a previously issued COA.
Applicant/Owner: Joseph J. Minuta / Piotr Jagninski |
| AR 2017-63 | 197 Broadway
To install a temporary fence.
Applicant/Owner: Victor Cappelletti / Real Management Corp. |
| AR 2017-64 | 196 Ann Street
To install a temporary fence.
Applicant/Owner: Victor Cappelletti / Real Management Corp. |

Mr. Hoekema moved to approve the consent agenda as submitted.

Ms. Basch seconded the motion.

The motion was approved 5-0.

PUBLIC HEARINGS

AR 2017-55

235 Montgomery Street

To remove and replace the existing concrete utility steps with wood and to paint the steps.

Applicant/Owner: Raymond L Baubles, Jr. / Raymond L Baubles, Jr & Benjamin F Lambert

David Hinsvark appeared before the Board representing the property owner. He intends to remove the existing concrete utility steps and replace them with wood. The new stairs will be in front of the door and connect to the porch. They will be perpendicular to the driveway and the spindles will remain. The treads will be double mahogany. He said the City Historian confirmed the design of the stairs to be historically accurate.

Ms. Basch clarified that the stairs will be painted to match the porch. The stair trim will be white and the decking will be red.

Mr. Rosencrans said that the stairs are historically accurate.

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

Mr. Rosencrans moved to assume SEQRA lead agency.

Mr. Hoekema seconded the motion.

The motion was carried unanimously.

Mr. Rosencrans moved to issue a negative declaration.

Mr. Hoekema seconded the motion.

The motion was carried unanimously.

Mr. Hoekema moved to approve the application as submitted.

Mr. Diggs seconded the motion.

The motion was approved 5-0.

AR 2017-56

30 Liberty Street WH

To move the house address number, remove and repaint the exterior, repair the entablature, repair/re-point the brick, add a dry-well in the basement area, replace the front downspout, storm door, light, and the spalled concrete at the basement entrance.

Applicant/Owner: Karen L Davis

Karen Davis, property owner, appeared before the Board. The Applicant gave a brief overview of the project and highlighted the following items:

- The paint from the building will be removed
- The entablature, brick with mortar and the sandstone bands will be repaired
- A drywell will be added in the basement
- The front downspout, storm door and light will be replaced

- The concrete on the basement entrance will be replaced with flagstone
- The crown of the building will be painted in Behr Warm Onyx and the windows will be painted to match the crown or in Behr Iron Mountain or Behr Asphalt Grey
- The location of the building number will be moved to the left of the front door.

Mr. Hoekema clarified that the brick will not be painted.

Ms. Basch clarified that the windows will also be repaired and that the proposed colors closely match the Benjamin Moore Historic colors.

Mr. Diggs requested the mortar color guidelines.

The Assistant Corporation Counsel read the Masonry Design Standards For Typical Alterations from the Design Guidelines for Newburgh's East End Historic District.

The Board discussed the mortar colors and said that the existing mortar color should be matched.

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

Mr. Rosencrans moved to assume SEQRA lead agency.

Mr. Hoekema seconded the motion.

The motion was carried unanimously.

Mr. Rosencrans moved to issue a negative declaration.

Mr. Diggs seconded the motion.

The motion was carried unanimously.

Mr. Diggs moved to approve the application as submitted with the use of mortar color number 10196, and the applicant has the choice to paint the windows in Behr: Submarine Gray, Warm Onyx, Asphalt Grey or Iron Mountain.

Mr. Hoekema seconded the motion.

The motion was approved 5-0.

AR 2017-57

2 Courtney Avenue

To add a 3rd floor balcony on the river side, a skylight in the 3rd floor bathroom, an egress-compliant window & window well on the alley side, and to rebuild the basement entry.

Applicant/Owner: Jennifer Lucas, RA / Courtney Ave LLC

Jennifer Lucas, RA, appeared representing the property owner. The Applicant said the intent is to add a third-floor balcony to the building, a skylight to the bathroom and a code-compliant window to the basement apartment.

Mr. Rosencrans said the pictures show that an additional balcony could have existed on the building.

Mr. Diggs requested the skylight guidelines.

Ms. Basch read the Skylight Design Standards For Additions from the Design Guidelines for Newburgh's East End Historic District.

The Board discussed the skylight's location and said that the skylight can be added if it is not visible from the street.

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

Mr. Rosencrans moved to assume SEQRA lead agency.

Mr. Hoekema seconded the motion.

The motion was carried unanimously.

Mr. Rosencrans moved to issue a negative declaration.

Mr. Hoekema seconded the motion.

The motion was carried unanimously.

Mr. Rosencrans moved to approve the application as submitted under the condition that the skylight will be added to the conical roof and not be visible from the street.

Ms. Walsh seconded the motion.

The motion was approved 5-0.

AR 2017-58

165 Grand Street

To install solar panels on the front (east) face and rear (west) face of pitched roof.

Applicant/Owner: Saul and Deborah Brown

Saul Brown, property owner, appeared with Tate Lacy, project engineer, before the Board. The Applicant said he intends to put 8 solar panels on the roof of the building, 4 in the front and 4 in the back. The panels will be north of the dormers and are designed to have the least impact on the building. The panels in the back of the building are not visible from the street.

Ms. Basch read the Solar Panels Design Standards For Additions from the Design Guidelines for Newburgh's East End Historic District.

Mr. Rosencrans said that the solar panels will not be highly visible from the street.

Mr. Diggs said that he requires some evidence of a view from the street in order to make his decision. Pictures, an elevation drawing, or an architect's sketch could all potentially be sufficient. Mr. Diggs said he had no opposition, in principle, to the solar panel installation. However, in the interest of setting some kind of precedent, he wanted the applicant to show some evidence of the view of the panels from the street.

The Board discussed the solar panels visibility from the street and the requirement of elevation drawings.

Ms. Walsh said that she wouldn't necessarily require architectural drawings. She said she was familiar with the property, the proposed location of the panels, and the ground view from that location.

The Applicant said that requiring an elevation plan is costly and prefers to submit a photograph with a sketch of the solar panels.

The Chairperson opened the public hearing.

David Fishnel commented that a photograph with a sketch depicting the solar panels should be sufficient for the Board.

Shelly-Ann Duncan agreed with the comment.

The public hearing was closed.

Mr. Rosencrans moved to assume SEQRA lead agency.

Mr. Diggs seconded the motion.

The motion was carried unanimously.

Mr. Rosencrans moved to issue a negative declaration.

Mr. Hoekema seconded the motion.

The motion was carried unanimously.

Ms. Basch moved to approve the application as submitted under the condition that the solar panels will be minimally visible from the street.

Mr. Rosencrans seconded the motion.

The motion was approved 4-1. (Mr. Diggs voted against the application)

AR 2017-59

109-111 Liberty Street

To repair/replace 4 doors, remove plywood and cement covering street-level façade, install new storefront windows, and paint the windows and brick façade.

Applicant/Owner: Jean L. Lara / Motorcyclepedia

Chris Knasiak appeared representing the property owner before the Board. The Applicant submitted updated plans for the project and gave a brief overview of the project and highlighted the following items:

- The windows will be restored
- The copper header will be left across the top
- The lower brick color will be painted to match the existing brick color at the top
- The replacement doors will match the existing door on the north side
- A school light will be added to the entryway
- The storefront windows will be framed and painted to match the copper header

Ms. Basch clarified that the metal frame is acceptable as per the Guidelines and that the Applicant will not paint the unpainted brick.

Mr. Hoekema clarified that the doorway is approximately 7.6 feet tall.

Ms. Walsh clarified that the Applicant does not have the sign details ready for submission.

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

Mr. Hoekema moved to assume SEQRA lead agency.

Mr. Diggs seconded the motion.

The motion was carried unanimously.

Mr. Hoekema moved to issue a negative declaration.
Mr. Rosencrans seconded the motion.
The motion was carried unanimously.

Mr. Rosencrans moved to approve the application as submitted under the condition that the wood windows will be repaired and repainted in SW-2829, the existing masonry will be removed for new storefront glazing, the brick will be cleaned and repainted in SW-2846, and the storefront windows will have metal frames.
Ms. Walsh seconded the motion.
The motion was approved 5-0.

AR 2017-60

132 Third Street

To repair/ replace the façade and restore the original exterior condition.

Applicant/Owner: James A. Gibbons, P.E. / 144 Tercera Corp.

James A. Gibbons, P.E. property owner, appeared before the Board. The Applicant said the intent is to restore the property to its original condition and highlighted the following items:

- The 2/2 windows will be repaired
- The damaged vergeboard will be replaced to match the adjacent vergeboard
- New gutters will be installed
- The brownstone steps will be repaired using original materials
- The front door will match the double-door from 130 Third Street
- The fire escape will be cleaned and painted black
- The façade will be cleaned and painted to match 130 Third Street

The Applicant said the building will be cleaned using hand tools.

Ms. Basch read the Masonry Design Standards For Typical Alterations from the Design Guidelines for Newburgh's East End Historic District.

The Board discussed the application details and said that additional details are required for the door, steps.

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

Mr. Hoekema moved to assume SEQRA lead agency.
Mr. Rosencrans seconded the motion.
The motion was carried unanimously.

Mr. Rosencrans moved to issue a negative declaration.
Mr. Hoekema seconded the motion.
The motion was carried unanimously.

Mr. Rosencrans moved to approve the application as to the cleaning of the brick, restoring the windows and gutters, the vergeboards and that the roof will be like 130 Third Street.
Ms. Walsh seconded the motion. The applicant will return for the door and stairs.
The motion was approved 5-0.

The Applicant was informed to return with additional information regarding the door and stairs.

AR 2017-61**125 Johnston**

To replace 20 windows with white double-hung vinyl windows.

Applicant/Owner: Phillip and Fannie Gaskins

Phillip Gaskins and Fannie Gaskins, property owners, appeared before the Board. The Applicant said that the windows of the building are destroyed. He intends to replace them with vinyl windows.

Ms. Basch said that she is uncomfortable approving vinyl windows and that the State does not approve of them as suitable replacements. She suggested that wood windows are a better alternative.

The Applicant submitted an alternative wooden window for the Board to review.

Ms. Basch clarified that Board can approve window replacements if they fit the existing window frame and that the color will be plain white.

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

Mr. Rosencrans moved to assume SEQRA lead agency.

Mr. Hoekema seconded the motion.

The motion was carried unanimously.

Mr. Rosencrans moved to issue a negative declaration.

Mr. Hoekema seconded the motion.

The motion was carried unanimously.

Ms. Basch moved to approve the application under the condition that the 20 replacement windows will be wooden Andersen 200 Series, Tilt-Wash Double-Hung. The frames will be the original brown color and the windows will be white.

Ms. Walsh seconded the motion.

The motion was approved 5-0.

AR 2017-62**90 City Terrace**

To rehab the entire house, replace all windows and paint the exterior.

Applicant/Owner: Shelly-Ann Duncan

Shelly-Ann Duncan, property owner, appeared before the Board. The Applicant said the intent is to rehabilitate the building and repainted back to its original color. The Applicant said that all the windows will be replaced with aluminum clad cream-colored windows.

Mr. Hoekema clarified that the staircase will be repainted the same color.

Mr. Diggs clarified that the wooden doors will be repaired.

Ms. Basch clarified that the roof does not need additional work and that the clapboard will be replaced with wood if necessary.

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

Mr. Hoekema moved to assume SEQRA lead agency.

Mr. Diggs seconded the motion.

The motion was carried unanimously.

Mr. Diggs moved to issue a negative declaration.

Mr. Hoekema seconded the motion.

The motion was carried unanimously.

Ms. Walsh moved to approve the application as submitted.

Mr. Rosencrans seconded the motion.

The motion was approved 5-0.

Mr. Diggs left the ARC meeting at 8:52 p.m.

OLD BUSINESS

AR 2016-49

169 ½ Liberty Street

To amend the previously issued COA by changing the painting colors, and to paint the house number and sidewalk.

Applicant/ Owner: Sarah Beckham Hoof & Aaron Latos

David Fishnel appeared before the Board representing the property owner (without a proxy statement).

Ms. Basch read the Applicant's letter requesting the amendment.

Ms. Walsh said that a picture or drawing of the house number, tessellation and railing need to be submitted before she could vote on the proposal.

Ms. Basch agreed and said that she would like to see the tessellation drawing next to the sidewalk.

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

Ms. Walsh moved to approve the application as submitted, with the exception of the house number, the copper safety railing, and the tessellation drawing.

Ms. Basch seconded the motion.

The motion was approved 4-0

The Applicant was informed to return with additional information regarding the house number, the copper safety railing, and the sidewalk tessellation pattern.

AR 2017-29

20 Farrell Street

To install a fence.

Applicant/ Owner: Lora Juncaj / Ilari Group Realty Corp.

The Applicant did not appear at the meeting. The application was tabled until the following ARC meeting.

AR 2017-37

60 Benkard Avenue

To replace the windows in-kind, remove lead based paint and repaint the exterior.

Applicant/Owner: Alter Klein / Darkei Hakolelim Inc

Alter Klein and Friedmen Klein appeared before the Board. The Applicant said that the intent is to paint the exterior and replace the windows.

Ms. Basch clarified that snap-in grills are not allowed and that the window replacements will be custom wood double hung windows.

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

Mr. Rosencrans moved to assume SEQRA lead agency.

Mr. Hoekema seconded the motion.

The motion was carried unanimously.

Mr. Rosencrans moved to issue a negative declaration.

Mr. Hoekema seconded the motion.

The motion was carried unanimously.

Mr. Rosencrans moved to approve the application as submitted under the condition that the windows will be wooden Jeldwen, double hung, true divided light windows. The two bay windows will be 2/2, and the remaining windows will be 1/1.

Ms. Walsh seconded the motion.

The motion was approved 4-0.

AR 2017-21

216 Broadway

To restore the cornice in-kind, to install new upper apartment windows, new signboard and lighting, new commercial entrance door and storefront, and new residential entrance door and surround.

Applicant/ Owner: Coppola Associates / Rafiq Majeed

The Assistant Corporation Counsel said that the Planning Board previously declared its intent for Lead Agency pursuant to SEQRA on the project. The vote for ARC consideration was whether to accept the Planning Board's intention to become Lead Agency.

Ms. Basch moved to accept the Planning Board as Lead Agency for the 216 Broadway project.

Ms. Walsh seconded the motion.

The motion was approved 4-0.

With no further business to discuss the meeting was adjourned at 9:27 p.m.

Respectfully submitted,

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