

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

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

Omar E. Balbuena-Palma, Secretary
Phone: (845) 569-7380

**MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of September 12, 2017**

The monthly meeting of the City of Newburgh Architectural Review Commission was held on Tuesday, September 12, 2017 at 6:30 p.m. at the Heritage Center, 123 Grand Street, Newburgh, NY 12550.

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

Members Absent: Richard Rosencrans
Isaac Diggs
Jeff Wilkinson

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

The meeting was called to order at 6:40 p.m. after a quorum was confirmed.

Minutes of the August 8, 2017 Meeting

Mr. Hoekema moved to approve the minutes from the August 8, 2017 meeting as submitted.
Ms. des Cognets seconded the motion.

The motion was approved 5-0.

CONSENT AGENDA

AR 2017-27 128 Liberty Street
Requesting an extension to a previously issued COA.
Applicant/Owner: Strongroom Inc. / Sue Young

AR 2017-71 36 Edward Street
To replace the windows in-kind, remove lead based paint and repaint the exterior.
Applicant/Owner: John Antinori / Precision Propeller Repair Inc.

- AR 2017-72 37 Edward Street**
To replace the windows in-kind, remove lead based paint and repaint the exterior.
Applicant/Owner: John Antinori / Precision Propeller Repair, Inc.
- AR 2017-74 128 Liberty Street**
To paint the exterior of back cinderblock portion of the building.
Applicant/Owner: Susan Young
- AR 2017-76 119 First Street**
To paint the exterior of the building.
Applicant/Owner: Tiffany Buxton / David A. Herring III

Mr. Hanson moved to approve the consent agenda as submitted.
Ms. des Cognets seconded the motion.
The motion passed unanimously via roll call vote.

PUBLIC HEARINGS

- AR 2017-65 178 Grand Street**
To install a rear covered deck.
Applicant/Owner: Dana Trezza & Janine Trezza

Janine Trezza, property owner, appeared before the Board. The Applicant said the intent is to install a covered deck on the rear of the property. Ms. Trezza said the deck would be barely visible from the street.

The Board members agreed and had no comments.

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

Mr. Hanson moved to assume SEQRA lead agency.
Ms. des Cognets seconded the motion.
The motion carried unanimously.

Mr. Hanson moved to issue a negative declaration.
Ms. des Cognets seconded the motion.
The motion carried unanimously.

Mr. Hanson moved to approve the application as submitted.
Ms. Basch seconded the motion.
The motion passed unanimously via roll call vote.

AR 2017-67

37 Bay View Terrace

To demolish the three-bay garage, paint the two-bay garage, and add a gate at Bay View Terrace and at Liberty Street.

Applicant/Owner: Alexandra Church & Daniel Dimitrov

Alexandra Church, property owner, appeared before the Board. The Applicant said the intent was to demolish the three-bay garage, add a fence, and paint the two-bay garage. The Applicant said the three-bay Garage is in very bad shape, the site needs to be re-graded and the few larger wood components will be reused but the smaller dimensional lumber is not salvageable. She said the garage it is too expensive to repair. She said the fence will be painted to match the proposed gate.

Mr. Kelly confirmed that the garage is in terrible condition.

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

Mr. Hanson moved to assume SEQRA lead agency.

Mr. Hoekema seconded the motion.

The motion carried unanimously.

Mr. Hoekema moved to issue a negative declaration.

Mr. Hanson seconded the motion.

The motion carried unanimously.

Mr. Kelly moved to approve the application as submitted.

Ms. des Cognets seconded the motion.

The motion passed unanimously via roll call vote.

AR 2017-68

382 Liberty Street

To install a new covered porch in the front and rear of the building. To repair/ replace the front and rear soffit, fascia, the Yankee gutter and paint the exterior.

Applicant/Owner: Alejandro Perez

Alejandro Perez and Norma Perez appeared before the Board. The Applicant said the intent is to install a new front and rear porch on the property and repair the fascia and gutters due to flooding on the property.

The Applicant said that repairing the gutters will not eliminate the flooding issue.

Mr. Kelly confirmed that gutters will be added to the porch and connect to the drainage system.

Ms. des Cognets confirmed that the Applicant will repair/replace the fascia and Yankee gutters.

Ms. Basch said that the ARC has no jurisdiction on the back porch because it is not visible from the street but she is concerned with the porch roof in the front.

Mr. Kelly confirmed that the supporting posts will be 6x6 pressure treated and have a natural look.

Mr. Hanson confirmed that the deck will not extend across the building because of the basement entry. He said the architectural drawings do not accurately portray the building layout. He suggested that the Applicant should extend the porch roof to the edges of the building and have a straight back shape. He said the vergeboard should include two-step capitals on top to mimic the door style.

The Applicant agreed to follow the suggestions by the Board.

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

Mr. Hanson moved to assume SEQRA lead agency.

Ms. des Cognets seconded the motion.

The motion carried unanimously.

Mr. Hoekema moved to issue a negative declaration.

Ms. Basch seconded the motion.

The motion carried unanimously.

Mr. Hanson moved to approve the application with the following amendments.

- The roof attachment shall extend the full width of the front of the building
- The roof shall be a single pitch on the front of the building
- 2-step square capitals shall be installed on the columns to match the front door style
- The soffit, fascia, and gutters shall be replaced in kind.

Ms. des Cognets seconded the motion.

The motion passed unanimously via roll call vote.

AR 2017-70

156 Ann Street

To install a wooden stockade fence on the rear of the building.

Applicant/Owner: Cathy Collins / Habitat for Humanity of Greater Newburgh Inc.

Nate Litwin from Habitat for Humanity appeared before the Board. The Applicant proposed to install a 6-foot high, dog-eared pine fence from the rear of the property, bordering along 158 Ann Street. He made an oral application to the Board to install an additional a 42-inch high, four-foot wide fence extending from the southwest corner of the building to the sidewalk (along the border with 158 Ann Street) (“neighbor fence”). . He said the fence will be painted in Hasbrouck Brown HC-71.

Ms. Basch clarified that the neighbor fence will connect to the sidewalk.

The Chairperson opened the public hearing.

Ray Staffon expressed support for the project and asked why the Applicant chose a semi-gloss finish.

No one else spoke for or against the application. The Chairperson then closed the public hearing.

Mr. Hanson moved to assume SEQRA lead agency.

Mr. Hoekema seconded the motion.

The motion carried unanimously.

Mr. Kelly moved to issue a negative declaration.

Mr. Hanson seconded the motion.

The motion carried unanimously.

Mr. Kelly moved to approve the application as submitted with the following amendment.

- To install an additional 42-inch high neighbor fence, 4 feet wide, southwest corner of the building to the sidewalk, along 158 Ann Street.

Ms. des Cognets seconded the motion.

The motion passed unanimously via roll call vote.

AR 2017-73

259 Broadway

To install and repair/replace the brick wall and install a new sidewalk.

Applicant/ Owner: General Traffic Equipment Corp.

Ray Staffon, Chris Staffon and Chris Dunn from Kennedy Landscaping appeared before the Board. The Applicants gave a brief overview of the project and said that the intent was to repair/replace the brick wall and install a new sidewalk. The Applicant said the door and wall to the building were damaged. The Applicant said the work was stopped midway by Code Compliance for lack of ARC approval. The Building Inspector allowed the brick wall to be finished for safety reasons, but needed ratification from the ARC. The Applicants requested ratification of the brick wall maintenance and for approval to install a new sidewalk. The Applicant said the new sidewalk is necessary because the current sidewalk will be damaged by heavy duty vehicles driving to/from the building.

Ms. des Cognets said that any proposed alternative should be approved by the City Engineer and should adhere to the color-dye suggestions.

The Applicant said the proposed sidewalk has special fibers that allow for increased pressure, and the fibers may not fully absorb the color dye. Additionally, the proposed dye might look out of place in the neighborhood with the other sidewalks in the neighborhood.

Mr. Hanson said that a reasonable attempt should be made to infuse the structural fibers with the color dye.

The Chairperson opened the public hearing.

Kippy Boyle from the CAC said that the sidewalk is not in a pedestrian friendly zone and that the Applicant should add a tree pit area on the Broadway side of the property.

No one else spoke for or against the application. The Chairperson closed the public hearing.

The Assistant Corporation Counsel advised the Board that the ARC did not have the jurisdiction or authority to require the applicant to add a tree pit area on the property.

Ms. Basch referred the Applicant to speak to the CAC about adding a tree pit, if interested.

Ms. des Cognets said the Applicant should speak to the City Engineer to receive his determination on the sidewalk.

Mr. Kelly moved to assume SEQRA lead agency.

Mr. Hanson seconded the motion.

The motion carried unanimously.

Mr. Hoekema moved to issue a negative declaration.

Ms. Basch seconded the motion.

The motion carried unanimously.

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

- The Applicant shall receive the determination letter by the City Engineer about appropriate streetscape standards prior to installing the sidewalk.
- If the City Engineer determines that dyeing the concrete is not appropriate, the Applicant may proceed to install the sidewalk as originally submitted. If the dyed concrete can adhere to the structural fibers, the applicant must use dyed concrete.

Ms. des Cognets seconded the motion.

The motion passed unanimously via roll call vote.

OLD BUSINESS

AR 2017-60

132 Third Street

Applicant returning for determination regarding the door and stairs.

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

James Gibbons, property owner, appeared before the Board. The Applicant returned with additional details on the door and stairs to the property. He said the steps and doorframe are in good shape and he may be able to repair them. The Applicant said he will add appropriate railings and replace the door and paint it brown. He wants to paint the exterior to mimic 130 Third Street.

Mr. Hanson recommended replacing the door with rectangular windows and a Tudor arch.

Mr. Kelly confirmed that no vestibule currently exists and the proposed door will serve as the entrance to the building.

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

Ms. des Cognets moved to amend the application subject to the following conditions:

- Repair the existing brownstone stairs.
- Install a double-front door with rectangular glass panels and a Tudor arch on top.

Ms. Basch seconded the motion.

The motion passed unanimously via roll call vote.

AR2017-22

214 Broadway

Returning for a vote on the application to accept the comments made by the Board.

Applicant/ Owner: Coppola Associates / Rafiq Majeed

AR2017-21

216 Broadway

Returning for a vote on the application to accept the comments made by the Board.

Applicant/ Owner: Coppola Associates / Rafiq Majeed

The Assistant Corporation Counsel said the Board was not able to vote on 216 Broadway due to SEQRA timing issues with the Planning Board. The Applicant requested the Board to excuse his appearance to the next ARC meeting and have the Board members vote to approve 214 Broadway and 216 Broadway together.

Mr. Hanson moved to approve the application subject to the ARC conditions discussed at the July ARC meeting.

Mr. Hoekema seconded the motion.

The motion passed unanimously via roll call vote.

With no further business to discuss the meeting was adjourned at 8:25 p.m.

Respectfully submitted,

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