

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Hannah des Cognets, Acting Chairperson
123 Grand Street, Newburgh, N.Y. 12550

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

**MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of November 14, 2017**

The monthly meeting of the City of Newburgh Architectural Review Commission was held on Tuesday, November 14, 2017 at 6:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, NY 12550.

Members Present: Hannah des Cognets, Acting Chairperson
Christopher Hanson
Jeff Wilkinson
Jim Hoekema

Members Absent: Michele Basch
Richard Rosencrans
Isaac Diggs
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 6:39 p.m. after a quorum was confirmed.

Minutes of the October 10, 2017 Meeting

Mr. Hoekema moved to approve the minutes from the October 10, 2017 meeting as submitted.
Mr. Hanson seconded the motion.

The motion was approved 4-0.

PUBLIC HEARINGS

AR 2017-105 46 Farrington Street
To install new windows and raise the roof line.
Applicant/Owner: Mark L. Epstein / 120 Johnston LLC

Mark Epstein, property owner, appeared before the Board. The Applicant said the intent is to replace the existing windows in a similar style to those found on his other property at 120 Johnston Street. He said the windows would maintain the existing arch. He also wanted to raise the roofline to create two duplex apartments in the building. He said the brick wall would extend to

accommodate the new roofline and the windows on the third floor could be replaced to match the size of the second floor windows.

Mr. Hoekema said he would need a drawing that shows the proposed roofline.

Mr. Wilkinson said the building is a contributing member on the street and lies in a very distinct area. He said the building itself is a unique structure, as is. He said similar projects were able to renovate the existing roof. He would require additional documentation showing the new building elevation and window specs before considering the application.

The Acting Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Acting Chairperson closed the public hearing.

The application was tabled and the Applicant was informed to submit additional documentation by November 21, 2017 in order to attend the December ARC meeting.

AR 2017-106

171 First Street

To construct a new single family house with garages below.

**Applicant/Owner: Coppola Associates / Professional Commercial Group
LLC**

Mario Salpeppi from Coppola Associates appeared before the Board. The Applicant said the property received approval to demolish the existing garage. The intent is to construct a new two-story building for a single-family home with a two-door garage on the first floor. He said the new construction would have a brick finish on the first floor with fiber cement siding above and fiberglass roof shingles. He said the siding and all accents (i.e. wood deck; railings) would be painted from the Benjamin Moore Historic color chart. The lowest level would be the garage. He said the application is going to the Zoning Board of Appeals to approve the setbacks.

Mr. Wilkinson confirmed that the first story would have four-inch brick face. He said that the proposed building would not fit in with the neighborhoods character.

Ms. Des Cognets expressed concern that the setbacks on the proposed building do not match the setbacks on the adjacent First Street building; the garage should not face the street as per the East End Historic District Guidelines; and whether the roofline was consistent with other buildings on First Street.

The Applicant said that he does not see an alternative for the placement of the garage.

Mr. Wilkinson said there are several similar garages near the area and that the building has a suburban feel. He said that additional details should be provided for the porch, balustrade and the garage walkout. He said the Applicant should include the type of shingles and the type of window.

The Assistant Corporation Counsel said that the property lies within the Medium Density Residential Zone and requires a ten-foot front yard setback. He said the East End Historic District Guidelines suggest that the proposed setbacks should match the front setbacks of the adjacent buildings and it is up to the Board to consider both aspects for this application.

Mr. Hanson said the building should hold the corner line so that it does not stick out from the neighborhood.

Mr. Hoekema said a benefit to moving the building is that it would create a backyard.

The Acting Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Acting Chairperson closed the public hearing.

The application was tabled and the Applicant was informed to submit additional documentation by November 21, 2017 in order to attend the December ARC meeting.

AR 2017-107 201 Broadway
To install a metal sign on the front of the building.
Applicant/Owner: Recap Inc. / Real Management Corp.

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

AR 2017-108 21 Johnston Street
To construct a new two-story, single family, attached residence.
Applicant/Owner: Habitat for Humanity of Greater Newburgh / Newburgh Community Land Bank Inc.

Nate Litwin, Applicant, appeared representing the property owner. He said there was an emergency demolition on the property because the building collapsed. The intent is to construct a new two-story, single family, attached residence. He said the design is very similar to 26 and 28 East Parmenter. He said the siding will be James hardy color plus siding painted a mountain sage color. He requested approval for either a Marvin or Anderson window type. He said the fence would be a six-foot high “Dog Eared” fence located on the rear of the property and is uncertain whether the curb needs to be replaced. He requested approval to replace the curb just in case, in accordance with City Streetscape standards.

Mr. Hanson clarified that there will be a five-foot alley on each side of the building

Mr. Hoekema confirmed that the façade would line up with adjacent properties

Mr. Wilkinson said that the development should be a masonry building, but understands the reasoning of the Applicant for choice of materials.

Mr. Hanson said the Board cannot demand a masonry build but he would prefer it.

Ms. Des Cognets said they could approve brick as an alternative.

Mr. Hoekema said he understands Mr. Wilkinson's concern but believes that variety in the neighborhood is not necessarily a negative.

The Acting Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Acting 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 2017-109

23 Johnston Street

To construct a new two-story, single family, attached residence.

**Applicant/Owner: Habitat for Humanity of Greater Newburgh / Newburgh
Community Land Bank**

Nate Litwin, Applicant, remained before the Board. The Applicant said that the project is substantially the same as 21 Johnston Street.

Mr. Hanson moved to approve the application as submitted.

Mr. Hoekema seconded the motion

The motion passed unanimously via roll call vote.

AR 2017-110

80 Clinton Street

To replace all of the windows on the building.

Applicant/Owner: Caine Budelman

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

AR 2017-113

22 City Terrace

To replace the shingles with siding.

Applicant/Owner: Desiree Osorio / Cristhian Castro

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

AR 2017-114

33 Clark Street

To install wooden railings on porch steps.

Applicant/Owner: Anthony Bethea / Janelle A. Bethea

Anthony Bethea, Applicant, appeared representing the property owner. The Applicant said the intent is to install wooden railings, for safety reasons, on the porch steps similar to those found in the neighborhood.

Mr. Wilkinson clarified that the application is only to approve the railing.

Ms. Des Cognets said that they received various examples and they must be specific in what they approve. She said the color of the balustrade should be in Benjamin Moore Coventry Gray HC-169 or a color similar to the existing bluestone steps.

Mr. Hanson said that a square spindle or a round spindle is acceptable.

The Acting Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Acting Chairperson closed the public hearing.

Mr. Hanson moved to accept the application, subject to the following conditions:

- Wooden stair balustrades to be either two-inch square spindles or turn spindles. Spindles must be mounted underneath the underside of the top rail and to the top surface of the bottom rail.
- Bottom post must rise above the handrail. Handrail shall not run over the bottom post.
- Balustrades will be painted in Benjamin Moore Coventry Gray HC-169 or a color similar to the existing bluestone stairs.

Mr. Hoekema seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2017-115

9 Liberty Street WH

To replace the chimney and paint the building.

Applicant/Owner: Leroy and Donna Palmer

Leroy Palmer, property owner, appeared before the Board. He said he installed a double-insulated Type B vent on the side of the building because the old chimney collapsed from the inside. He said the vent was installed for safety reasons and in order to properly repair the chimney, he would have to tear down the wall and spend approximately \$20,000. He said that the Fire Code requires the vent to extend a couple feet from the roofline. He requested permission to paint the vent a color that matched the surrounding brickwork as a cheaper alternative.

Mr. Wilkinson said he understands the circumstance and is concerned that it's only a temporary fix.

Ms. Des Cognets said that she understands the chimney was replaced due to health hazards but does not want to set a precedent by approving an aesthetically unpleasant vent in the Historic District.

The Assistant Corporation Counsel said that the Board has a few options available:

1. Request a letter from the Building Inspector for more information about the safety concerns and considerations.
2. Request the Applicant to get private, professional opinions about safety concerns for consideration
3. Board members can take into account their own concerns and representations by the applicant. If they decided that safety considerations outweigh the historical considerations they can approve the applicant's request.

Mr. Wilkinson said that the approval is a temporary fix for the chimney and it will eventually have to be addressed. He suggested painting it until such a time arrives where it can be fixed properly.

Mr. Hanson said it could be painted to match the color of the building.

The Applicant said he has no issues in painting the vent.

The Board discussed the safety concerns of the application.

The Assistant Corporation Counsel said that the purpose of precedent is used to guide principles; but every case is different and met with different circumstances. He said the Board may not condition the approval for only a certain period of time, or on accommodations for future work, but they may be persuaded by safety concerns to accept the application and condition the Applicant to paint the vent.

The Acting Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Acting Chairperson closed the public hearing.

Mr. Hoekema moved to approve the application for safety reasons subject to the following condition.

- The existing chimney shall be painted Benjamin Moore HC-182 to match the surrounding masonry.

Mr. Hanson seconded the motion.

The motion passed unanimously via roll call vote.

AR 2017-116

111 Johnston Street

To replace the porch railing and steps.

Applicant/Owner: Magda Rodriguez

Magda Rodriguez, property owner, appeared before the Board. She said the intent is to replace the porch railings with black wrought iron railings and steps with limestone caps.

Ms. Des Cognets confirmed that the limestone will be kept raw and the wrought iron rails will have a twist.

Mr. Wilkinson said that additional details are missing for the masonry project and needs a more illustrative and coherent design piece. He said the proposed railings are not appropriate and asked if the Applicant was able to find any historic photographs of the property.

Mr. Hanson said that additional work is required to add the limestone.

The Applicant said that changing the rail and providing additional work on the steps may constitute changing the existing cinderblocks.

Mr. Wilkinson said the existing block can be kept and repaired but he requires additional details on the railing and steps.

Mr. Hanson said he finds the metal railings acceptable with a heavy top rail or if they were aluminum cast railings made to simulate iron railings similar to those on Liberty Street.

The Acting Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Acting Chairperson closed the public hearing.

The application was tabled and the Applicant was informed to submit additional documentation for the railing and porch steps by November 21, 2017 in order to attend the December ARC meeting.

OLD BUSINESS

AR 2017-90

9 S. Miller Street

To rehabilitate the building and replace the windows.

Applicant/Owner: Jack Heaney / Dubois Street Associates

Matthew Cordone, Applicant, and John Waters, property owner, appeared before the Board. The Applicant said the intent is to rehabilitate the building to a historically correct condition. The project will be funded by tax credits by the State Historic Preservation Office and the Community Preservation Corporation, Inc. He said the windows will be replaced by new 2/1 double hung metal clad wooden windows in existing openings and the door will be replaced by a historically accurate door and the corners will be repaired, patched and painted a historically

accurate color. He said the brownstone steps will be restored and the windows will be painted Morning Dove Gray.

Mr. Wilkinson clarified that the basement window will be 1/1 and the crown and cornice are intact. He said more information is required for the handrail and door.

The Applicant said he has no objections in following up with additional details regarding the handrail and front door.

The Acting Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Acting Chairperson closed the public hearing.

Mr. Hanson moved to accept the following portions of the application, subject to the following conditions:

- Install new 2/1 double hung metal clad wooden windows in existing openings on the front bay of the first, second and third floor and above the door on the second and third floor, per application specs
- To install new double hung 1/1 metal clad wooden windows on the remaining façade windows per application specs
- Paint windows in Morning Dove Gray
- Remove the existing Portico roof
- Install a new lintel above transom that matches the existing transom
- Repair/replace the crown and cornice in-kind
- Repoint the brick
- Repair/replace brownstone steps

The Applicant was informed to return to a future ARC meeting for a determination regarding the handrails and door.

Mr. Wilkinson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2017-91

12 S. Miller Street

To rehabilitate the building and replace the windows.

Applicant/Owner: Jack Heaney / Dubois Street Associates

Matthew Cordone, Applicant, and John Waters, property owner remained before the Board. The Applicant said the intent is similar to 9 S. Miller Street. He said the door is in good shape and can be recreated. The paint will be removed. The porch is intact and can be rebuilt. The windows will be 1/1 metal clad wooden windows on the existing openings painted Morning Dove Gray.

Mr. Hanson said that additional details are needed for the handrails and confirmed that the door will be a double glass door.

The Acting Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Acting Chairperson closed the public hearing.

Ms. Des Cognets moved to accept the following portions of the application, subject to the following conditions:

- Install new double hung 1/1 metal clad wooden windows on the existing openings, per application specs.
- Repair/replace the crown and cornice in-kind
- Repair/replace existing lintels in-kind
- Repoint the brick and strip the paint to expose the natural brick color
- Replicate and replace the existing door
- Repair/replace the existing steps in-kind
- Paint the windows in Morning Dove Gray 113

The Applicant was informed to return to a future ARC meeting for a determination regarding the handrails.

Mr. Hanson seconded the motion.

The motion passes unanimously via roll-call vote.

AR 2017-92

17 Dubois Street

To rehabilitate the building and replace the windows.

Applicant/Owner: Jack Heaney / Dubois Street Associates

Matthew Cordone, Applicant, and John Waters, property owner remained before the Board. The Applicant said the intent is similar to 9 S. Miller Street. The existing paint coating will be removed to expose the original brick. He said the building does not have a cornice and the plan is to repair and paint the coping stone on the roof to match the window sills. He said the windows will be 1/1 painted white and they are unsure about the porch details.

Mr. Wilkinson said that he would need wider handrail details.

Ms. Des Cognets confirmed that the majority of the work will be a repair/replace in-kind.

The Acting Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Acting Chairperson closed the public hearing.

Mr. Wilkinson said that the Applicant should submit porch details. The Applicant agreed.

Mr. Hoekema moved to accept the application, subject to the following conditions:

- Install new double hung 1/1 metal clad wooden windows in existing openings, per application specs.
- Install a new glass panel door and transom, per application specs.
- Install a new lintel above transom that matches the existing transom.
- Repair and paint coping stone on the roof to match the window sills.
- Repoint the brick and strip the paint to expose the natural brick color.
- Windows will be painted white.

The Applicant was informed to return to a future ARC meeting for a determination regarding the porch portion of the application.

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 8:50 p.m.

Respectfully submitted,

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