

**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 May 9, 2017**

The monthly meeting of the City of Newburgh Architectural Review Commission was held on Tuesday, May 9, 2017 at 6:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, NY 12550.

Members Present: Michele Basch, Chairperson
Richard E. Rosencrans (Arrived at 6:55p.m.)
Christopher Hanson
Hannah Walsh
Jim Hoekema
James Kelly (Alternate)

Members Absent: 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 6:35 p.m. after a quorum was confirmed.

Minutes of the April 19, 2017 Meeting

Mr. Hanson made a motion to approve the minutes from the April 19th, 2017 meeting as submitted. Mr. Hoekema seconded the motion.

The motion was approved 5-0.

CONSENT AGENDA

AR 2017-27 128 Liberty Street
To install temporary artwork on the empty north-facing brick wall of the building.
Applicant/ Owner: Strongroom Inc. / Sue Young

James Holland, Chairman of Strongroom's, appeared for the applicant. He said the project is like a mural that's printed on a removable fabric that adheres to the building. The art project will be up for a period of months and then will be removed. A montage of Liberty Street photos will be showcased on the mural.

Mr. Kelly asked if the removal of the material damages the masonry. The applicant said the material has not damaged the masonry in their tests.

Ms. Basch clarified with the applicant that the material will be on display from June through September.

Mr. Hanson moved to place the item on the consent agenda.

Mr. Hoekema seconded the motion.

The motion was approved 5-0.

Mr. Hanson moved to approve the application as submitted.

Mr. Hoekema seconded the motion.

The motion was approved 5-0.

PUBLIC HEARINGS

AR 2017-24

90 Broad Street

To replace existing fence in-kind and extend it by 16 ft. in the southward direction. The fence will be left unstained/ unpainted.

Applicant/ Owner: George McMahon and Ashley F Lyon

George Ian McMahon appeared before the Board. He proposed to replace the damaged fence on the west side of the property. The replacement will be in-kind and extended roughly 12 feet toward the front of the building to block a view of a dumpster on the property.

Ms. Basch clarified that the fence will be 6 feet tall and said that the dumpster view is an issue. She suggested to the applicant to look into a clear paint coat for the raw fence to protect against graffiti.

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 moved to assume SEQRA lead agency.

Ms. Walsh seconded the motion.

The motion was carried unanimously.

Mr. Hanson moved to issue a negative declaration.

Mr. Walsh seconded the motion.

The motion was carried unanimously.

Mr. Hoekema moved to approve the application as submitted.

Ms. Walsh seconded the motion.

The motion was approved 5-0.

AR2017-26

100 Courtney Avenue

To remove the top layer of siding and repair the wood underneath. To paint the building and garage in Benjamin Moore historic colors.

Applicant/ Owner: Yovani Ortega /Aamir Mumtaz

Yovani Ortega appeared before the Board. He said the previous owner began to replace the siding with vinyl but never finished. Now he wants to remove the existing vinyl siding and repair and repaint the original clapboard wood.

Ms. Basch clarified that the existing rotten wood will be replaced in-kind.

Ms. Walsh said the garage will also be painted and three pieces of glass replaced.

Mr. Kelly confirmed that the applicant tested all four sides of the building to ensure that the clapboard is original.

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 moved to assume SEQRA lead agency.

Mr. Hoekema seconded the motion.

The motion was carried unanimously.

Mr. Hanson moved to issue a negative declaration.

Mr. Hoekema seconded the motion.

The motion was carried unanimously.

Mr. Hanson moved to approve the application as submitted.

Ms. Walsh seconded the motion.

The motion was approved 5-0.

Richard Rosencrans arrived at the meeting.

AR2017-22

214 Broadway

To install new signboard and lighting, commercial door, residential entrance door and surround.

Applicant/ Owner: Coppola Associates / Rafiq Majeed

AJ Coppola, project architect from Coppola Associates appeared before the Board on behalf of the applicant. He presented for both AR2017-22 and AR2017-21 (216 Broadway). He said 214 Broadway would match the proposed façade of 216 Broadway. He presented a revised drawing plan of the projects and explained the differences in the submitted drawing. He said the brick shown on the drawing between the commercial door and the commercial storefront of 216 Broadway is non-existing and has been removed. Four gooseneck lights are now proposed on top of the storefront instead of two. A structural post has also been added.

Ms. Basch said the two cornices are very different and clarified that the applicant's intent is to do an in-kind repair to 216 Broadway.

Mr. Coppola said the windows will revert to their original openings and be aluminum clad, double-hung windows. The windows are 6/6 but agreed that 1/1 windows could be accommodated if requested by the Board. He said the grills will not be snapped on and the window sills will be dropped down and be made of brick. The gutter and leader system will be replaced.

Ms. Basch clarified that the existing satellite dishes on 214 Broadway will be removed.

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

The Assistant Corporation Counsel said that for 216 Broadway, there is a pending Planning Board application that requires a long form EAF, which had not yet been submitted by the applicant. As a result, no action would be taken pursuant to SEQRA. The board could vote on 214 Broadway, provided the applicant confirmed this intention.

The applicant preferred to wait for approval for both properties at the same time. He asked to be excused from the next ARC meeting and have the ARC vote a revised application that will reflect the comments the Board made.

The Chairperson agreed to this proposal and requested a submission of the updated changes presented as shown in the revised drawing. Ms. Walsh requested more details on the fiberglass door.

214 Broadway

- Install a new signboard
- Install 3 gooseneck lights
- Install a residential entrance door
- The storefront will be as depicted on the revised drawing. It will have windows with divided light transoms, 3/3. There will be one slim door for the store front and a door with exterior grade plywood panel with finished and plugged surface cedar trim boards to the right of the door.
- All of the satellite dishes will be removed.
- The lintel will be replaced in-kind.

AR2017-21

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

AJ Coppola, project architect from Coppola Associates appeared before the board. He said the project at 216 Broadway will be substantially the same as 214 Broadway.

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

The applicant requested to be excused from the next ARC meeting and have the ARC vote on the application based on a letter he will submit that reflect the comments the board has made below for 216 Broadway.

- Install 4 gooseneck lights
- The storefront will have 3 windows that are larger than the current application
- There will be no brick next to the commercial door
- The windows will be widened to the original size
- The window sills will be in brick
- The windows will be Pella, pro-lined double hung aluminum duraclad 6/6 or 2/2
- Repair and repaint the existing cornice and keep the existing design
- The leader system will be replaced and made of aluminum

AR2017-23

129 Benkard Avenue

To replace windows in-kind, remove the paint from the outside wall to natural brick color, and to paint the exterior.

Applicant/ Owner: Wolf Friedman / Im Yirtzeh Hashem LLC

Wolf Friedman appeared before the Board. He wanted to replace the windows and remove the paint from the bottom half of the building to expose the natural brick. He said there is an opening covered by a piece of wood on the side of the building and he would like to paint it as the inside of that opening is filled with bricks.

Ms. Basch informed the applicant to carefully power wash the brick so as not to damage the brick, in conformance with East End Historic District Guidelines. She clarified that the new windows will fill the entire window opening and be brick to brick.

The applicant's contractor appeared and said the original windows are square windows and the outside has a round mold on top.

Mr. Hanson said the opening may have never been actual windows and could have been dummy windows to preserve the aesthetic. He suggested to install a dummy window and close the shutters.

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 moved to assume SEQRA lead agency.

Ms. Walsh seconded the motion.

The motion was carried unanimously.

Mr. Hanson moved to issue a negative declaration.

Mr. Hoekema seconded the motion.

The motion was carried unanimously.

Mr. Hanson moved to approve the application as submitted with the option of painting the building in Benjamin Moore Historic Color HC-92 or HC-95. The windows will be squared metal clapboard windows 1/1 with an aluminum arch piece on top.

Ms. Walsh seconded the motion.

The motion was approved 6-0.

AR2017-25

130 Third Street

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

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

James Gibbons appeared before the Board. He said there are vinyl windows currently installed and, according to his research, the windows were originally 2/2. He said the roof was leaking and took down the window frames to prevent further water damage. He then showcased Brava synthetic slates as possible replacements to the roof. He said that real slates are more difficult to work with and tend to break easily. The building will be a 3-family apartment building with the first apartment in the basement and the second apartment on the 1st floor, followed by a duplex apartment on the 2nd and 3rd floor. The entrance door to the basement is next to the staircase and is currently a steel fire door but will be replaced to match the door for the 1st floor.

Mr. Hanson said the building is from the 1880's. The window frame has a gothic arch shape and the window fits behind with a divider right down the middle. He suggested to install 2/2 or possibly 4/4 windows but not 3/3. He said that synthetic slates tend to discolor over time.

The applicant said he will install a 36-inch panelized door with 2 fixed side transoms as he does not have any information on the original door.

Ms. Basch clarified that all the windows will be 2/2. She said the brick looks very sound and to be careful when cleaning. The staircase will be restored and the leader system will be replaced.

The applicant said that the electric will be masked and lighting will be added to the entrance. He said that he needs to add water, sewer and gas to his properties and wants to set bluestone on 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.

Mr. Hanson moved to assume SEQRA lead agency.

Mr. Hoekema seconded the motion.

The motion was carried unanimously.

Mr. Hanson moved to issue a negative declaration.

Mr. Hoekema seconded the motion.

The motion was carried unanimously.

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

- Window to be wood or clad 2/2 with square sashes
- Glazing will conform to the building openings, the color will be deep brown or follow the colors indicated in the Downing book
- Divider will go from the middle of the arch downwards.
- The roof will be repaired and replaced with Brava synthetic slate to match the existing color and pattern.
- The front door will be a double glass door with a pointed arch top
- The basement door will have a wood panel.
- The leader system will be replaced in-kind and be composed of copper or zinc.
- The electric box will be removed from the front and not visible from the street.
- The front doorway will be lighted with a fixture not visible from the street.
- The front staircase will be stamped and colored to look like the brownstone with the curves.
- The bluestone on the sidewalk will be fixed and reset.
- The verge board on top of the roof will be repaired and put back, with the color scheme chosen by the applicant from the Downing book.

Ms. Walsh seconded the motion.

The motion was approved 6-0

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 & Aaron Latos

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

With no further business to discuss the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

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