

MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of November 10, 2020

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, November 10, 2020 at 6:30 p.m. using Zoom videoconference.

Members Present: Michele Basch, Chairperson
Christopher Hanson
Hannah Des Cognets
Jim Hoekema
James Kelly
Jeff Wilkinson
Reggie Young

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

Minutes of the October 13, 2020 Meeting

Mr. Kelly said the minutes do not accurately capture his comments. He said he is concerned that the public may not fully be aware of why he has concerns about the project as currently submitted.

The Assistant Corporation Counsel said the purpose of the minutes is to capture an official record of actions a board takes at a meeting. Minutes are not intended as a record of everything that is said. He said Mr. Kelly may comment about why he believes the minutes should not be approved and the Board should vote for or against approving the minutes.

Mr. Kelly said he has serious concerns about the project. He said the current submission looks like it was airlifted out of a strip mall and plopped into the City of Newburgh. He said it looks out of line and out of character compared to any of the buildings in the immediate surrounding area and its proposed size is unparalleled with any building in the City of this type. He can’t see how a proposed building of this size and massing fits within the aesthetic of the neighborhood.

The Chairperson moved to approve the minutes from the September 8, 2020 meeting as submitted. Mr. Hoekema seconded the motion.
The motion passed 5-1 via roll-call vote.

Mr. Kelly voted against approving the minutes.
Mr. Young abstained from voting.

CONSENT AGENDA

AR 2020-89

Applicant: North River Opportunity Fund Holdings I, LLC
Owner: North River Opportunity Fund Holdings I, LLC
Location: 193 Broadway

Application to paint the cornice base in Yorktowne Green HC-133 (Benjamin Moore) and the corbels in Monterey White HC-27 (Benjamin Moore).

AR 2020-90

Applicant: North River Opportunity Fund Holdings I, LLC
Owner: North River Opportunity Fund Holdings I, LLC
Location: 6-12 William Street & 192 Ann Street

Application to paint the cornice base in Yorktowne Green HC-133 (Benjamin Moore) and the corbels in Monterey White HC-27 (Benjamin Moore).

Mr. Hanson voted to approve the Consent Agenda as submitted.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AMENDMENT REQUESTS

AR 2019-16

Applicant: Paulien Lethen
Owner: Paulien Lethen
Location: 85 Lander Street

Requesting ratification of the existing windows.

Paulien Lethen, property owner appeared before the Board.

The property owner said she intended to comply with the approval but her contractor unfortunately ordered and installed the incorrect windows. She said she fired the contractor but the damage was done. She said she has already renovated other properties within the City that are in compliance but she no longer has additional funds to replace the existing windows. She requested the Board to ratify the existing windows.

Mr. Wilkinson said the installed windows are not appropriate to the building. He said he understands the economic situation and it is a difficult decision for him to make but he simply cannot approve inappropriate windows because then people will not take approvals by the Board seriously.

Mr. Hanson said he is sympathetic to the Applicant but the Board has a responsibility to the East End Historic District and he cannot approve inappropriate windows.

Mr. Kelly said it's the property owner's responsibility to comply with the Board decision. He said the Board cannot oversee the construction of every project. He said he feels terrible for the Applicant but he cannot approve inappropriate windows.

The Chairperson said she is conflicted but the windows are clearly not appropriate to the building.

The Assistant Corporation Counsel said the Board has two options available. He said the Board may vote to ratify the installed windows or vote to uphold the existing approval.

Mr. Young asked if they can give the Applicant additional time to replace the windows before a violation is issued.

The Chairperson said the Applicant should be given additional time to review her options.

The Assistant Corporation Counsel said the Applicant is in violation with the existing approval now. He said the Board has the opportunity to approve the amendment request or uphold the existing approval.

The Chairperson said approving the installed windows will set a precedent for future applications.

Ms. Des Cognets asked if the Applicant is approved via a financial hardship and property ownership is transferred, would the new property owner be allowed to replace the windows in-kind.

The Assistant Corporation Counsel said the approval remains with the property and not the property owner.

The Chairpersons said the Board should uphold the decision letter.

The Chairperson moved to deny the ratification request.

Mr. Hoekema seconded the motion.

The motion passed unanimously via roll-call vote.

OLD BUSINESS

AR 2020-68

Applicant: GRCGNY

Owner: 123-127 South William St LLC

Location: 123 South William Street

Application to deviate from the Streetscape Standards and repair/replace the sidewalk.

Christopher Berg, Project Architect from Berg + Moss Architects, appeared before the Board on behalf of the property owner.

The Project Architect said it submitted a revised plan for consideration and recently received a comment letter from the City Engineering Department. He requested tabling the application because he has not had sufficient time to address the comments and he would like to consult with the property owner. He said the main issue is the proposal to install concrete curbing instead of granite curbing.

Mr. Wilkinson said he has not reviewed the comments by the City Engineer as since they were received earlier in the day.

The Assistant Corporation Counsel said the City Engineering Department forwarded the comment letter earlier in the day. He said the comments by the Engineering Department are advisory comments for the Board. The Board is charged with may approving any deviation from the Streetscape Standards. He said the Board should consider the comments by the City Engineer and provide feedback to the Applicant before tabling the application.

Mr. Kelly said there was never any Bluestone originally installed on the sidewalk and the Board has already approved installing concrete sidewalks at 109 South William Street. He said it would not be out of place if the Board approves a continuation of the concrete sidewalk

Mr. Wilkinson said he will review the City Engineering comment letter and said the application should be tabled.

The Chairperson agreed with Mr. Kelly and said the Applicant should be given time to review and address the comment letter.

The Application was tabled and the Applicant was informed to address the City Engineer's comment letter and appear at the next ARC meeting.

AR 2020-71

Applicant: Philippe Pierre
Owner: Newburgh Community Land Bank, Inc.
Location: 104 Washington Street

Jeff Wilkinson continued to recuse himself from application AR 2020-71.

Returning for an application to construct a new building.

Philippe Pierre, Applicant, appeared on behalf of the property owner with Aryeh Siegel, Project Architect from ASA (Aryeh Siegel Architect) and Charley Huebner from Mistral Construction, LLC.

The Applicant said a revised and fully detailed submission was provided to the Board for consideration. He said the design of the building was modified to highlight the Corten steel and casement windows. He said renderings of the building at dusk and from afar were included in the submission. He said he hopes the detailed submission is sufficient for approval.

The Applicant said they will include bicycle racks on the first floor and they may be first project to implement a “blue roof” design that the Department of Environmental Conservation has imposed on municipalities.

Mr. Kelly asked if brick laminate will be incorporated into the design.

The Project Architect said they will use full brick over the framing.

Mr. Kelly said he is not in favor of the proposal as proposed. He said the mass of the proposed building does not meet the mass of the surrounding area and no building near the area is close to the mass of the proposed building. The perspective of the building is not to scale. The proposed building must fit into the character of the neighborhood, but the proposed building doubles the height of neighboring buildings and will be visible from Beacon. For example, the proposed building is taller than the Safe Harbors building by 20 feet. He suggested a five-story building with a fifth story setback.

Mr. Hanson said he really disagrees with some of the comments made by Mr. Kelly. He said the reason the City does not have more six and seven story buildings is because the majority of them were demolished as part of Urban Renewal.

Mr. Kelly said the majority of tall buildings that were demolished as part of Urban Renewal were not located near 104 Washington Street and they were factory buildings by the waterfront and below everyone’s view.

Mr. Hanson said not all of the buildings were factory buildings and some of them were mixed-use buildings on both sides of the railroad track based on old photographs. He said they would’ve been within view of the proposed building. He said the City needs more tall buildings but it is difficult because the Board may comment on the aesthetics of the building but that is largely subjective because the proposed building takes references from a lot of buildings in the district. He said he personally believes the design could’ve been better but he doesn’t see the same problem Mr. Kelly sees.

Mr. Kelly said tall buildings would not have been located at Washington Street. He said Urban Renewal was one of the reasons why the ARC was formed. He said he is amazed that a member of the Land Bank Board did not recuse from the Planning Board application.

The Assistant Corporation Counsel advised Mr. Kelly and the rest of the Board to refrain from discussing items outside of the Board’s purview, and said it is wholly inappropriate to single out any individual from the Planning Board.

Mr. Hoekema said they discussed these issues at the last meeting and he believes they revolve around the design of the building. He said the Board requested the Applicant to submit fully detailed drawings for consideration and the Board should review the submission and determine if they want to vote on the application. He said the building looks very promising.

Ms. Des Cognets said she missed the discussion at the last meeting and she is conflicted with the size of the building on Washington Street. She said despite the approval by the Zoning Board of Appeals and the Zoning Code, the Board must still consider the mass and height of the proposed building. She said she is concerned with the height of the building because even the Applicant has acknowledged that the building is tall for the neighborhood. She said she would've been more accepting if the building was located on Broadway or on Liberty Street. She said she appreciates the Applicant broke up the façade design on the lower level to blend in with the style of the nearby buildings but the building will clearly change the commercial nature of the district and she is unsure how to vote.

Mr. Young said the clad windows are an odd choice because it is a reference to an industrial look but it does not give off a sufficient industrial look.

The Chairperson said the City needs buildings that bring it up versus out. She said the Board requested additional details and she is glad the Applicant is proposing to utilize true brick and true metals for construction. She said the storefront is positive and she is not against the building but it is very large. She said the Applicant has tried to address the East End Historic District Design Guidelines but failed to provide a rendering from the North side of the building.

The Applicant said the renderings depict the proposed building from three different angles on Liberty Street where it will most commonly be seen. He said it is hard to really grasp the look of the building from the North.

Mr. Young said the building will be visible to everyone from the northeast side.

The Chairperson said the proposed building will be clearly visible from Cornerstone Park. She asked if there will be any illumination or signage on the building from the north side.

The Applicant said those items have not been considered because the project still requires considerable work. He said they may return for additional modifications later.

The Project Architect said black clad wood windows were proposed to balance the residential to industrial feel of the building and they were enlarged to give off a more industrial look.

Mr. Young said he is not in favor of the chunky windows. He said if the intent is to give a more industrial feel then the windows should be industrial windows.

The Chairperson said the Board may request a closer look at the windows.

The Applicant said the windows are expensive but he will set aside different window details for an in-depth review. He said once the Board approves the project, they will have to review the

actual costs of construction and then they will be able to provide a more accurate detail of what can be installed.

The Chairperson said the Board may discuss approving parts of the application but first they should open the public hearing for comment.

The Chairperson opened the public hearing.

Thomas Wright from Atlas Industries at 11 Spring Street said he is not in favor of the application. Judy Thomas from Benkard Avenue said she is not in favor of the application and agreed with Mr. Wright.

Alison Filosa said she is in favor of the application but she would prefer if the building was made up of one material and not a combination of materials.

Mark Epstein said he is in favor of the project.

Hannah Anderson from Atlas Industries said she is not in favor of the application.

Joseph Fratesi said he agrees with the comments made by Mr. Wright and Mr. Kelly.

Alvin Moonesar said he loves the scope of the project the Applicant is trying to attain.

Naomi Hersson-Ringskog, 6 Grand Street, said she is concerned about the size of the building.

Antonio Aresco, 12 Spring Street, said approving a building like this questions the ARC and its standards.

The Assistant Corporation Counsel said the Board has the option to close the public hearing and that partial approvals have been issued in the past for proposals to existing buildings. He said the application before the Board is different and a partial approval would not make sense given that the overall project would need to be approved here. He said the Board should provide feedback to the Applicant and discuss the public comments with the Applicant.

The Chairperson said she is in favor of keeping the public hearing open until the Board is ready to vote on the application. She read page 21 from the East End Historic District Design Guidelines for the benefit of the Applicant and the public. She said the biggest point of contention of the project is the height of the building. She said the application should be tabled because she does not know exactly what the building will look like because the application is still growing and changing. She clarified she is not against the construction of the building and asked for the comments from the Board.

Mr. Hanson said the height of the proposed building will diminish the height of the corner building. He said the corner of the building should set the height of the neighborhood and his dilemma resides where the boundary should be regarding tall buildings. He asked should tall buildings begin.

Mr. Hoekema said the project is attractive and he does not have a major problem with the height because it is only six stories with a setback on the sixth floor. He said the design is a well-mannered exercise of contextual design and the height is not extremely radical.

Mr. Young said there's a lot of detail they are seeing for the first time. He said he wouldn't be concerned with the height of the building if it were on Broadway or on Ann Street. He said the building will dwarf the feeling of visiting Washington's Headquarters and it would not be so bad if the quality of the building was spectacular but that is not what he sees. He said he is not comfortable voting on the application at this time.

Ms. Des Cognets agreed with the comments by Mr. Young. She said the size, height and mass of the building is concerning. She said proposed buildings should typically fit into the size of the neighborhood. She said she understands the economical side of the application in relation to the size of the building but she is curious about the micro apartment side of the proposal and she is hopeful it is fruitful so that there won't be a strong push to increase the size of the building.

Mr. Kelly clarified he is not against development and he would love to see a new building but it should be beautiful and modern. He said the building should have its own integrity with a really good design because it will be visible from everywhere.

The Applicant said he is thankful for the comments made by the Board and the public. He said the existing Zoning Code took a huge effort to be adopted and his project meets the requirements. He said he wanted to test the limit in Newburgh to see what is possible and said the height is the one thing the Board is more concerned in but they are disregarding all the other items the project complies with. He said he is complying with density, supporting local businesses, expanding housing choices, making use of housing infrastructure, bringing architectural variety and creating a green building. He said the building achieves a lot and he respects the fact that the design does not satisfy everyone but that is subjective matter. He said they are trying to mixed use, mixed income, and downtown development. He said other developers are encouraging and the project is a beacon of what is potentially possible in Newburgh.

The Chairperson asked the Applicant to provide accurate renderings of the proposal from different views of the building.

Ms. Des Cognets said she would love to see what the building would look like if it was 15 feet smaller. She said if the Applicant was able to make a smaller building work, how would the building look like.

The application was tabled and the public hearing was kept open until the next ARC meeting. The Applicant was informed to submit revised details for consideration.

AR 2020-72

Applicant: Judice Management LLC
Owner: Judice Management LLC
Location: 520 Liberty Street

Application to demolish the building and reconstruct a new building that matches the existing style.

Cesar Avellaneda, Applicant, appeared before the Board on behalf of the property owner with Michael Henderson, Project Architect.

The Applicant said revised details were submitted for consideration. He said the front entry was redesigned and they are proposing six panel windows to fit into the neighborhood.

Mr. Young said they discussed vinyl windows at the past Board meetings and he does not understand how vinyl windows can be submitted for consideration.

Mr. Avellaneda said they are proposing to install wood clad windows.

Mr. Young said the submitted drawings highlight vinyl windows.

Mr. Wilkinson said the drawings do not provide accurate porch and column details. He said the sidelights should extend to match the height of the door.

Mr. Avellaneda said they are intending to match what was existing on the building. He said the sidelights match the building next door. He said he prefers to match the existing sidelights next door.

Mr. Young said the issue is not the proposal but the level of detail provided for the proposal. He said no photographs of the neighboring buildings were submitted for reference and the details in the submitted drawings are not detailed considering the Applicant is proposing to construct a brand-new building.

Mr. Avellaneda said he is just replicating what currently exists.

Mr. Young said the Applicant will be required to submit detailed drawings to the Building Department of the proposed construction and he asked why can't those drawings be provided to the Board.

Mr. Avellaneda said he has photographs of the neighboring buildings to show the Board if they need to see those details.

Mr. Wilkinson said the application is a little confusing because the intent is to demolish the existing building and so the proposal is technically to construct a new building, not repair the existing. He

said he appreciates the Applicant's intent but the application lacks details for what will be constructed and the drawings should be revised.

The application was tabled and the Applicant was informed to submit detailed drawings for consideration.

PUBLIC HEARINGS

AR 2020-73

Applicant: Valmar Cuisine
Owner: Ennio V. Sartori
Location: 287 Broadway

Application to install an awning and sign.

Paola Patino, Applicant, appeared before the Board on behalf of the property owner.

The Applicant gave a brief overview of the application and said the intent is to install an awning and replace the existing light box.

Ms. Des Cognets confirmed the awning will extend 24 inches into the sidewalk and will be 36 inches high. She asked for the proposed material of the awning.

The Applicant said the material will be made out of a fabric named Sunbrella.

Mr. Hanson clarified the material is a woven synthetic fabric.

Mr. Young asked if the illuminated sign will match the existing sign.

The Applicant said they measured the sign and they are only replacing the interior of the existing sign. She said they are not removing the sign; they are only replacing the inside of it.

Mr. Young confirmed nothing else will be replaced.

Mr. Kelly asked if the intent is to replace the light box in-kind because light boxes are not allowed in the East End Historic District.

Ms. Des Cognets said the sign is a previously existing sign. She said the Board would prefer an alternative lighting source instead of an internally lit cabinet sign.

The Applicant said they prefer utilizing what's existing.

The Chairperson the Applicant should be given the option to install an alternative sign.

The Chairperson opened the public hearing.

There was no one for or against the application.

The Chairperson closed the public hearing.

The Chairperson moved to approve the application as submitted subject to the following condition:

- Application has the option to install a painted wood or metal sign with a light fixture to replace the light box.

Mr. Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2020-74

Applicant: Joshua Zaloga

Owner: Newburgh Community Land Bank, Inc.

Location: 187 North Miller Street

Application to replace the windows and door; repair the cornice; repoint the brick; rebuild the porch and paint the exterior of the building using colors from the Benjamin Moore Historic color palette.

Joshua Zaloga, Applicant, and Matt Arbolino from Habitat for Humanity of Greater Newburgh, appeared before the Board on behalf of the property owner.

The Applicant gave a brief overview of the application and highlighted the following:

- Restoring the brick;
- Removing lead paint;
- Replacing the windows and doors;
- Rebuilding the wooden front porch.

Mr. Arbolino said he can provide photographs to the Board of other projects they have completed for reference.

Ms. Des Cognets asked if there are any original windows left on the building and if they are salvageable.

The Applicant said the windows had lead and were not salvageable.

Mr. Kelly asked if the proposed windows will be 2/2 windows with true divided lights.

The Applicant said the window details were provided in the application.

Ms. Des Cognets said lead is not a reason to replace windows.

The Applicant said they tried to salvage every window before deciding to replace them.

Mr. Arbolino said they are also applying for federal credits that require them to salvage as much as possible.

The Chairperson opened the public hearing.

There was no one for or against the application.

The Chairperson closed the public hearing.

Mr. Wilkinson confirmed the Applicant will use a paint stripper to remove the paint and they will repoint the brick with limestone.

The Applicant said they will not sandblast the brick and they will replace any deteriorated bricks in kind.

Mr. Hanson moved to approve the application as submitted.

Mr. Young seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2020-75

Applicant: Javier Cordero

Owner: Javier Cordero

Location: 63 Carson Avenue

Application to replace the windows and door; install new window shutters; rebuild the porch and paint the exterior of the building.

Javier Cordero, property owner, appeared before the Board.

The property owner said he is replacing the old rotten wood in front of the building and replacing the rails and shingles.

Mr. Young confirmed there are no existing windows on the building now.

Mr. Wilkinson said the proposed 6/6 windows are inappropriate to the building. He said the Applicant should match the tapered columns on the nearby buildings.

The property owner said the intent is to repair the porch.

The Chairperson confirmed the windows used to be vinyl windows.

Mr. Hanson said the previous windows used to be 1/1 windows.

Mr. Kelly said the windows should be 1/1 windows or 2/1 windows.

The property owner said he purchased the proposed windows already because he was unaware that ARC approval was required.

The Chairperson asked if the purchased windows were 6/6 or 1/1 windows.

The property owner said he purchased six or seven 1/1 windows.

Mr. Hanson said the drawings show 6/6 windows.

Mr. Wilkinson said he is unsure about the railing design. He said the Applicant is proposing a black metal railing with a wooden balustrade.

The property owner said he wants to install a metal railing but he can remove that proposal.

Mr. Wilkinson said the Applicant should be consistent in the railing design.

Mr. Young said the proposed door has a large area above it that indicates there is a transom above the door.

The property owner said there is no existing door.

Mr. Young said installing a vinyl door is not appropriate.

The property owner said he can install whatever the Board suggests.

The Chairperson said a wooden door is more appropriate. She said the Applicant should provide the Board with details of the proposal before purchasing anything else. She confirmed the Applicant does not intend to replace the siding.

The property owner said he intends to power wash the siding.

The Chairperson said the vinyl siding may fall apart during the power wash. She said if the vinyl siding breaks, the Applicant should look to see what's underneath.

Mr. Kelly said it may be more cost effective to replace the siding with wood or clapboard.

Mr. Hanson said they need to see drawings of the balustrades.

Mr. Wilkinson said the Applicant should submit details of the balustrade. He said the Applicant may want to bring his design professional to the meeting.

Mr. Hanson said there is not sufficient detail to approve the project.

The Chairperson said the Applicant should provide details on the door, the porch and windows. She said the Applicant should confirm the material underneath the siding.

Ms. Des Cognets asked for the Boards comment on the shutters.

Mr. Wilkinson said he is not in favor of decorative shutters.

Mr. Kelly agreed with Mr. Wilkinson.

The Application was tabled and the Applicant was informed to submit a revised drawing for consideration at the next meeting.

AR 2020-76

Applicant: Anita Contreras

Owner: Anita Contreras

Location: 380 Grand Street

Jeff Wilkinson was not available for applications AR 2020-76.

Application to install a fence and gate.

Anita Contreras, property owner, appeared before the Board.

The property owner said there are existing fences on the rear of the property and the intent is to connect them to close off access to the public for security reasons. She said a small four-foot-tall gate will also be installed for access to the rear yard.

The Chairperson said the Board cannot approve chain link fences. She said the Applicant may install a wooden gate next to the building to eliminate visibility of the rear.

Mr. Hanson said the Board cannot approve what they cannot see because the Boards purview extends to items visible from the street.

Mr. Hoekema said a wooden gate will block view of the rear yard from the public right of way.

The property owner said she is able to install a four-foot-tall picket fence.

The Chairperson confirmed the proposed fence will be painted white.

The Chairperson opened the public hearing.

Judy Thomas said the Applicant should be allowed to install her fence.

There was no one else present for or against the application.

The Chairperson closed the public hearing.

The Chairperson moved to approve the application subject to the following condition.

- Install a forty-inch tall wooden picket fence painted white, connected from the northeast corner of the building to the chain link fence on the neighboring house.

Mr. Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2020-77

Applicant: Mark Epstein

Owner: Mark Epstein

Location: 127 Johnston Street

Jeff Wilkinson was not available for applications AR 2020-77.

Application to install a railing on the rear porch of the building.

Mark Epstein, property owner, appeared before the Board.

The property owner said the proposal is for the rear of the building. He said the patio area on the rear of the building collapsed and it was rebuilt without railings. He said the intent is to install railings on the rear porch for safety reasons.

Ms. Des Cognets confirmed the existing wooden planks will be removed.

The property owner said the installation will barely be visible from the street.

Mr. Young asked what the Board can do regarding condensers on buildings.

The Assistant Corporation Counsel clarified that any exterior modifications from the public view is subject to ARC approval.

Mr. Young said condensers are appearing everywhere.

The Assistant Corporation Counsel said any concerns about specific properties should be forwarded to the Building Department for investigation.

The property owners said the condensers work great and asked for an acceptable location to be installed.

Mr. Young said the condensers may be installed on the roof and away from public view.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Kelly confirmed the height of the fence will be 36 inches.

The property owner said the height of the fence is 56 inches from the inside of the porch.

Mr. Young moved to approve the application as submitted.

Mr. Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2020-78

Applicant: Berg + Moss Architects

Owner: Newburgh SHG 11 LLC

Location: 158 Broadway

The Chairperson said applications AR 2020-78 through AR 2020-82 will be presented together but voted on separately.

Application to replace the windows and doors; modify the storefront and signage; remove the existing brick paint; repoint the brick; install new light fixtures and paint the exterior of the building using colors from the Benjamin Moore color palette.

AR 2020-79

Applicant: Berg + Moss Architects

Owner: Newburgh SHG 12 LLC

Location: 160 Broadway

Application to replace the windows and doors; modify the storefront and signage; remove the existing brick paint; repoint the brick; install new light fixtures and paint the exterior of the building using colors from the Benjamin Moore color palette.

AR 2020-80

Applicant: Berg + Moss Architects

Owner: Newburgh SHG 13 LLC

Location: 162 Broadway

Application to replace the windows and doors; modify the storefront and signage; remove the existing brick paint; repoint the brick; install new light fixtures and paint the exterior of the building using colors from the Benjamin Moore color palette.

AR 2020-81

Applicant: Berg + Moss Architects

Owner: Newburgh SHG 14 LLC

Location: 164 Broadway

Application to replace the windows and doors; modify the storefront and signage; remove the existing brick paint; repoint the brick; install new light fixtures and paint the exterior of the building using colors from the Benjamin Moore color palette.

AR 2020-82

Applicant: Berg + Moss Architects
Owner: Newburgh SHG 2 LLC
Location: 166 Broadway

Application to replace the windows and doors; modify the storefront and signage; remove the existing brick paint; repoint the brick; install new light fixtures and paint the exterior of the building using colors from the Benjamin Moore color palette.

AR 2020-82

Applicant: Berg + Moss Architects
Owner: Newburgh SHG 2 LLC
Location: 166 Broadway

Application to replace the windows and doors; modify the storefront and signage; remove the existing brick paint; repoint the brick; install new light fixtures and paint the exterior of the building using colors from the Benjamin Moore color palette.

Christopher Berg, Project Architect from Berg + Moss Architects, appeared before the Board on behalf of the property owner.

The Project Architect said there was some work done to the buildings before the property owner took possession and the intent is to complete the work. He gave a brief overview of the project and highlighted the following:

- Installing new windows;
- Repointing the brick;
- Installing exterior lighting;
- Modifying the storefronts;
- Painting the buildings a uniform color.

The Chairperson confirmed the Applicant provided repointing details on the submitted drawings. She said the Board should consider the residential portions of the applications first followed by the commercial storefronts.

Mr. Kelly said he did not see any true arch on the windows.

Mr. Young said the windows were not originally rounded. He confirmed the windows will be replaced brick to brick.

The Project Architect said the windows will have the largest amount of glass possible.

The Chairperson confirmed the color scheme will be black.

Mr. Young asked for the intent of the conduits. He said no one else has proposed exterior lighting like this project. He said it's kind of nice to have new lighting.

Mr. Hanson confirmed the lighting will be white only.

The Project Architect said the conduits will be removed from the buildings.

Ms. Des Cognets said a matching color scheme feels out of place.

Mr. Hanson said he is not in favor of a consistent color scheme for all buildings. He said he personally prefers different color schemes for all buildings.

Ms. Des Cognets said she does not mind the proposed lighting.

The Chairperson said the proposed colors are subject to change by the commercial unit on the ground floor.

The Project Architect said the intent is to have the commercial tenant determine the color scheme later.

Ms. Des Cognets said the building at 162 Broadway appears to have 2/1 windows and asked if those windows are original to the building.

Mr. Hanson said it is possible the buildings at 168, 164 and 162 Broadway had 2/1 windows while the buildings at 160 and 158 Broadway had 1/1 windows.

Mr. Kelly said it is unusual for buildings constructed in the 1870's to have 2/1 windows. He said it appears someone replaced the lower sash of the installed windows.

The Project Architect said the installed windows are not original windows.

Mr. Hanson asked for additional details on the proposed windows.

The Project Architect said the window detail may be found in the submitted packet. He said they will be double hung 100 series windows.

The Chairperson said the Applicant provided an elevation drawing indicating aluminum windows as option B and typical clad wood windows as option A.

Mr. Hanson confirmed the proposed windows will be painted black.

The Chairperson asked for the material of the proposed doors.

The Project Architect said the commercial doors will be made out of aluminum and the residential doors will be made out of wood.

The Chairperson confirmed the color scheme will be black.

Mr. Young confirmed the storefront at 158 Broadway will be left as is and the storefronts at 160, 162, 164 and 166 Broadway will be replaced completely.

The Project Architect said the designs for those storefronts are highlighted in the drawings.

The Chairperson opened the public hearing to all of the pending applications, numbers AR 2020-78 through AR 2020-82.

Judy Thomas spoke in favor of the project. She said she is concerned about the columns on the buildings and asked where the historic look in Broadway is.

Alvin Moonesar said he is happy to see a similar color scheme because it makes the buildings flow.

There was no one else present for or against the application.

The Chairperson closed the public hearing.

The Chairperson confirmed the windows will fit the window opening and go from brick to brick.

Mr. Young said the Board has two window options to choose from.

Mr. Hanson said both options are allowed.

The Chairperson read the window replacement guidelines from the East End Historic District Design Guidelines.

Ms. Des Cognets said the Applicant is willing to install clad wood windows and there should be no reason not to choose option A.

With respect to application AR 2020-78 (158 Broadway)

Mr. Young moved to approve the application as submitted subject to the following condition:

- Applicant must install wood windows with aluminum cladding.

Mr. Hoekema seconded the motion.

The motion passed unanimously via roll-call vote

With respect to application AR 2020-79 (160 Broadway)

Mr. Wilkinson said everything is painted black and he is not really in favor of it.

The Assistant Corporation Counsel said so long as the Applicant selects a color from the Historic Color palette, he is allowed to use it.

Mr. Wilkinson said color variation is attractive.

Mr. Hoekema agrees with Mr. Wilkinson but the Applicant is abiding by the color guidelines and there is no significant reason not to approve the color scheme.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Hoekema moved to approve the application as submitted subject to the following condition:

- Applicant must install wood windows with aluminum cladding.

Mr. Kelly seconded the motion.

The motion passed unanimously via roll-call vote

With respect to application AR 2020-80 (162 Broadway)

The Chairperson said wood clad windows should be installed on the building.

Mr. Kelly said he is concerned about the sidelight underneath the transom.

The Project Architect said 162 Broadway is one of the wider buildings but installing a double door will feel too narrow. He said the other option is to cover the sidelight.

Mr. Kelly said it feels slightly out of place but is an acceptable solution.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Hanson moved to approve the application as submitted subject to the following condition:

- Applicant must install wood windows with aluminum cladding.

Mr. Kelly seconded the motion.

The motion passed unanimously via roll-call vote

With respect to application AR 2020-81 (164 Broadway)

The Chairperson said wood clad windows should be installed on the building.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Kelly moved to approve the application as submitted subject to the following condition:

- Applicant must install wood windows with aluminum cladding.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote

With respect to application AR 2020-82 (166 Broadway)

The Chairperson said wood clad windows should be installed on the building. She asked for the material of the residential entry.

The Project Architect confirmed the residential entrance will be a solid door.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Young moved to approve the application as submitted subject to the following condition:

- Applicant must install wood windows with aluminum cladding.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote

AR 2020-83

Applicant: Newburgh on the Hudson LLC

Owner: Reina Calix

Location: 170 Renwick Street

Application to add a rear extension to the building.

Alvin Moonesar, Applicant, appeared before the Board on behalf of the property owner.

The Applicant said the intent is to add a rear extension to the building. He said the extension is detailed in the submission and said that it will barely be visible from the street.

The Assistant Corporation Counsel confirmed a small portion of the extension will be visible from the street and the Board should consider the scope of the addition that's visible in their determination.

Mr. Hanson said the extension will hardly be visible and said the proposal is not enough for a formal review.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

The Chairperson moved to approve the application as submitted.

Mr. Hanson seconded the motion.

The motion passed unanimously via roll-call vote

Mr. Wilkinson recused himself from application AR 2020-84.

AR 2020-84

Applicant: Jeff Wilkinson

Owner: Newburgh Community Land Bank, Inc.

Location: 150 Lander Street

Application to replace the windows and door; repair the roof; repoint and repaint the brick; rebuild the porch; install a stamped concrete sidewalk; and paint the exterior of the building.

Jeff Wilkinson, Project Architect, appeared before the Board on behalf of the property owner with Jennifer Welles.

The Project Architect gave a brief overview of the project and highlighted the following:

- Installing new Weathershield double hung windows;
- Installing new skylights, a new roof and a new wrought iron gate;
- Replacing entry door with wooden mahogany door;
- Repairing the cornice and chimney;
- Rebuilding porch on the existing foundation;
- Repointing the brick;
- Painting the exterior using colors from the Benjamin Moore Historic color palette.

The Board had no comments on the application.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Hanson moved to approve the application as submitted.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2020-85

Applicant: Diana Mangaser
Owner: Diana Mangaser
Location: 90 Washington Street

Application to repair the windows, cornice, railings and porch; replace the entry door; and paint the exterior of the building.

Diana Mangaser, property owner, appeared before the Board.

The property owner gave a brief overview of the project and highlighted the following:

- Repairing the existing windows;
- Installing new double doors;
- Replacing the front steps;
- Repainting the building exterior;

Mr. Hoekema commended the Applicant. He said he has no further questions.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Hanson moved to approve the application as submitted.

Mr. Hoekema seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2020-87

Applicant: Anthony Williams
Owner: Michelle A Williams
Location: 130 Lander Street

Application to install new light fixtures and replace the stoop.

The Applicant was not present at the meeting. The application was tabled until the next ARC meeting on December 8, 2020.

AR 2020-88

Applicant: Anthony Williams
Owner: Greenheart Holdings, LLC
Location: 131 Lander Street

Application to install new light fixtures and replace the entry doors.

The Applicant was not present at the meeting. The application was tabled until the next ARC meeting on December 8, 2020.

With no further business to discuss, the meeting was adjourned at 11:20 p.m.

Respectfully submitted,

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