

CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION
123 Grand Street, Newburgh, New York 12550

Michele Basch, Chairperson
Omar E. Balbuena-Palma, Secretary
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MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of September 8, 2020

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, September 8, 2020 at 6:30 p.m. using Zoom videoconference.

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

Absent: Christopher Hanson

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

Minutes of the August 11, 2020 Meeting

Mr. Hoekema moved to approve the minutes from the August 11, 2020 meeting as submitted.
Ms. Basch seconded the motion.
The motion passed unanimously.

CONSENT AGENDA

AR 2020-60

Applicant: Linda J. Lewis-Burger
Owner: Linda J. Lewis-Burger
Location: 283 Grand Street

Application to paint the exterior of the building using colors from the Benjamin Moore color palette.

Mr. Hoekema moved to approve the Consent Agenda as submitted.
Ms. Basch seconded the motion.
The motion passed unanimously.

OLD BUSINESS

AR 2019-15

Applicant: Phoebe Sudrow
Owner: Phoebe Sudrow
Location: 95 Liberty Street WH

Returning for a determination on the porch.

Phoebe Sudrow, property owner, appeared before the Board.

The property owner said she would like to receive approval for the front porch. She said photographs were submitted for reference and the intent is to recreate a similar porch on her property. She said the proposed porch would have turned spindle columns with mahogany treads and balusters made out of poplar.

Mr. Hoekema clarified that the submitted specifications for the balusters are made out of cedar and not poplar.

Mr. Wilkinson said he prefers cedar over poplar.

The property owner said she is comfortable with cedar.

The Chairperson asked for clarification on the submitted window image.

The property owner said the intent is to replace that window later. She asked if installing a single panel window is acceptable.

The Chairperson confirmed the window is visible from the street. She said the Applicant should recreate the existing six-panel window.

Mr. Wilkinson said the Applicant should try to restore the window before replacing it.

The property owner said the window opening is covered by plywood because there is no window left.

Mr. Kelly said the Applicant should install a six-panel window and not a single panel window.

Mr. Young asked for additional details on the porch cornice.

The property owner said she intends to install a simple cornice on the porch and add details later. She said it is difficult to provide details for installations due to costs and because she is unable to locate them in the marketplace.

Mr. Young said the property owner provided images of a simple porch cornice and asked if the Applicant intended to recreate that look.

Mr. Wilkinson said he does not have an issue with the simple design.

The property owner said the design uses newel posts and she intends to recreate that look.

Mr. Young said he prefers some sort of drawing for clarity.

Mr. Kelly agreed.

The Chairperson said the Applicant cannot provide a drawing because of the difficulties she mentioned.

The property owner said she can commit to installing a simple line of spindles for the porch cornice.

Mr. Young clarified that he is not in favor of installing dental molding.

The Chairperson said the Board may vote to approve a simple design now and clarified that any additional details must be forwarded for review.

The property owner said she understands.

Mr. Wilkinson said the Applicant provided a variety of specifications for the porch. He said he is not opposed to an approval if the Applicant specifies the individual parts of the porch she intends to install.

The Chairperson confirmed the Applicant intends to install cedar porch posts.

Mr. Kelly said the Applicant provided specifications for the balusters. He asked if the Applicant intends to recreate the cast iron decoration on the cornice.

The property owner said she is not proposing to install the cast iron decoration. She said if she is able to locate the decoration online, she will submit that for review later.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

The Chairperson clarified the images to be replicated.

Mr. Young moved to approve the application subject to the following conditions:

- Construct a new wooden balcony on the building in a similar style found on the submitted photograph (labeled as Exhibit A);
 - Balcony must have cedar posts and balusters (labeled as Exhibits B & C);
- Porch ceiling/roof must replicate the design found on the submitted photograph without the dental molding (labeled as Exhibit D).

Ms. Basch seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2019-64

Applicant: Richard Fracasse
Owner: 45-47 Grand Street Realty, LLC
Location: 45-47 Grand Street

Returning for a determination on the entry ramp.

Alec Galli, Architect, appeared before the Board on behalf of the property owner.

Mr. Galli clarified that he is not the Project Architect on the application. He said the property owner contracted his services to address the violation that was issued after the ramp was erected. He said in the Minutes, it appeared that the Board wanted the property owner to dye the ramp a color to match the bluestone. He said the ramp has endured one winter and the property owner is open to complying with the streetscape standards, but he prefers the color of the ramp to match the existing concrete.

Mr. Kelly said he recalls the main concern revolving around the design of the ramp and not necessarily the color. He said the shape of the existing ramp is not appropriate to the East End Historic District. He said a long-term solution may be to cut a symmetrical ramp into the sidewalk as opposed to the existing ramp that is mounted onto the concrete. He asked if the Applicant provided any additional details for consideration.

Mr. Galli said the original design came about because property owner needed to become ADA compliant immediately and he cannot move forward without consulting the property owner.

Mr. Kelly said he understands the concern and said the existing ramp is a temporary solution. He said the design of the ramp is a major concern to him.

Mr. Wilkinson said the Board mentioned faceting a bluestone ramp and discussed alternative options for the ramp at the previous Board meeting.

Mr. Galli said he does not recall specific details from the conversation with the Board. He said the property owner instructed him to discuss the stain of the existing ramp and request for temporary approval of the existing ramp until a long-term solution is available. He said Senator Skoufis is in the building and it will be difficult to install any ramp.

Ms. Des Cognets said a temporary ramp may be added on-site meanwhile a long-term ramp is installed. She said she has a lot of experience addressing accessibility issues, understands the issues, and is sympathetic to the Applicant but the building is designated as a pivotal building in the East End Historic District survey and deserves an appropriate solution. She said the Board provided the Applicant with design suggestions about faceting, color, and the sidewalk standards, and the onus is on the property owner to come up with a solution. She said she is not in favor of approving the existing ramp even if it is dyed a different color.

Mr. Kelly said the easiest method is to cast a faceted piece of concrete and cut it into the sidewalk. He said he is not in favor of approving the existing ramp.

The Chairperson said the Applicant mentioned approving the ramp temporarily but a year has already passed since the Applicant last appeared before the Board. She said the existing ramp is not appropriate to the building and an alternative ramp should be installed.

Mr. Galli said he will follow up with the property owner and discuss alternative options for the ramp. He requested recommendations in writing from the Board.

The Assistant Corporation Counsel said the Applicant must review the streetscape standards, the general comments provided from the Board members, what is acceptable for sidewalks in the East End Historic District and then come up with a proposal for consideration. He said the Board does not provide written recommendations.

Mr. Kelly said the Applicant may provide a simple drawing with the proposal for review/comment.

Mr. Galli said he cannot proceed with submitting a drawing until the property owner authorizes him to move forward.

Mr. Wilkinson said the responsibility falls on the property owner to provide alternatives to the Board for consideration.

Mr. Young said a minor ramp with a railing could be installed instead. He said he is not a fan of the existing ramp.

Mr. Kelly said he has an old picture of the building that he can provide to the Applicant.

The Chairperson said the Minutes should be sent to the property owner for review. She clarified that the concern lies with the design of the ramp and not just the color.

The Application was tabled and the Applicant was informed to submit a revised plan for consideration in order to attend the next ARC meeting on October 13, 2020.

AR 2019-93

Applicant: Virgilio Cruz
Owner: Virgilio Cruz and Martha Cruz
Location: 80 Overlook Place

Returning for a determination on the fence in front of the building.

The Applicant could not attend the meeting.

The Board tabled the application until the October 13, 2020 ARC meeting.

AR 2020-18

Applicant: Donna Osborne
Owner: South Miller Housing LLC
Location: 8 South Miller Street (f.k.a. 8-10 South Miller Street)

Application to replace all of the windows.

The Applicant could not attend the meeting.

The Board tabled the application until the October 13, 2020 ARC meeting.

AR 2020-57

Applicant: Michael Lavan
Owner: Edris C. Davis
Location: 35 Johnes Street

Application to repair/replace the door, cornice and front stoop; ratify the existing windows and repoint the brick.

Michael Lavan, Applicant, Edris C. Davis, property owner, and Vincente Varela, Project Architect, appeared before the Board.

The Project Architect gave a brief review of the application and highlighted the following:

- Revised plan per East End Historic District Design Guidelines;
- Renovating cornice and masonry;
- Unable to locate historic photograph.

Mr. Kelly said he was unable to locate a historic photograph of the building for reference.

Mr. Hoekema asked for an update on the proposed window material.

Mr. Kelly said the existing windows are made out of vinyl.

Mr. Wilkinson said the revised plan notes the installation of Marvin windows made out of wood instead of vinyl windows.

The Project Architect said the Marvin windows will be 1/1 windows without muntins.

Mr. Kelly said the proposed windows are acceptable.

Mr. Wilkinson asked about the repair work for the brownstone.

The Project Architect said a detailed restoration is provided on the drawings regarding the lintels. He asked for guidance on the color.

Mr. Wilkinson said the color should match the original lintel color.

Mr. Young said the Applicant should avoid Portland cement product for the brownstone.

The Chairperson asked for details on the door.

The Project Architect said a Queen Anne door with a sidelight is proposed.

Mr. Wilkinson said a four-panel, wide door should be installed instead.

Mr. Kelly said the entry door should have a transom window above.

The Chairperson asked for a color specification.

The Project Architect said they intend to paint the exterior modifications in a dark brown color.

The Applicant discussed color options with the Board. The Board collectively suggested the following colors from the Benjamin Moore Historic Color Palette are acceptable: HC-61, HC-64, HC-65, HC-71 & HC-72.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Wilkinson moved to approve the project as submitted, subject to the following conditions:

- Entry door must be wider than a standard door (greater than 36") with an overhead transom and no sidelight;
- Portland cement should not be utilized to repair the brownstone;
- Applicant has the option to paint the exterior (as noted on the submitted plan) using a color from the following Benjamin Moore Historic Color Palette: HC-61, HC-64, HC-65, HC-71 & HC-72.

Mr. Hoekema seconded the motion.
The motion passed unanimously via roll-call vote.

PUBLIC HEARINGS

AR 2020-61

Applicant: Jeff Wilkinson
Owner: RMW Designs LLC
Location: 17 City Terrace

Mr. Wilkinson recused himself from this application.

Application to repair/replace the windows, cornice and roof; install a new cedar fence and front porch; reset the bluestone sidewalk; repoint the brick and paint the exterior of the building using colors from the Benjamin Moore Historic color palette.

Jeff Wilkinson, Applicant, appeared before the Board on behalf of the property owner.

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

- Installing a new roof, front porch and fence;
- Repairing/replacing the cornice, 1/1 windows and rear porch;
- Reusing existing materials;
- Repointing the brick and removing the brick paint;
- Complying with the Streetscape Standards;
- Painting the exterior using colors from the Benjamin Moore Historic Color palette.

The Chairperson asked if the existing electric meters will be relocated.

The Applicant said he prefers if the meters were not visible from the street but the electric company needs to confirm the new location.

The Chairperson said the Board could add relocating the meters as a condition of approval.

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:

- Electric panel must be moved to the west side of the building away from the streetscape, subject only to Central Hudson requiring panel remain in place.

Mr. Hoekema seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2020-62

Applicant: Jeff Wilkinson
Owner: 59 Carson Avenue LLC
Location: 59 Carson Avenue

Mr. Wilkinson recused himself from this application.

Application to repair/replace the windows, porch and siding; repoint the chimney and paint the exterior of the building using colors from the Benjamin Moore Historic color palette.

Jeff Wilkinson, Applicant, remained before the Board on behalf of the property owner.

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

- Project previously received approval in 2017;
- Old approval expired;
- Reapplying under a new owner with a revised plan;
- Repointing existing chimney;
- Removing existing siding to expose/restore the original wooden siding underneath;
- Repairing/replacing the roof, front porch and 2/2 windows;
- Painting the exterior using colors from the Benjamin Moore Historic Color palette.

Mr. Hoekema said he has no concerns on the project.

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.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2020-63

Applicant: Jeff Wilkinson
Owner: 65 Carson Avenue LLC
Location: 65 Carson Avenue

Mr. Wilkinson recused himself from this application.

Application to repair/replace the windows, doors, roof and siding; remove the existing chain link fence; repoint the chimney and paint the exterior of the building using colors from the Benjamin Moore Historic color palette.

Jeff Wilkinson, Applicant, remained before the Board on behalf of the property owner.

The Applicant said the proposed scope of work is similar to the project at 59 Carson Avenue. He gave a brief overview of the project and highlighted the following:

- Removing existing siding to expose/restore the original wooden siding underneath;
- Repointing existing chimney;
- Installing new wooden windows;
- Repairing/replacing the roof and front porch;
- Painting the exterior using colors from the Benjamin Moore Historic Color palette.

The Chairperson asked for the material type of the existing windows.

The Applicant said the existing windows are made out of vinyl.

Mr. Kelly said the building was constructed circa 1890-1895 and he is content with the proposed renovation.

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.

Mr. Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2020-64

Applicant: Jeff Wilkinson

Owner: 71 Carson Avenue LLC

Location: 71 Carson Avenue

Mr. Wilkinson recused himself from this application.

Application to repair/replace the windows, doors, and roof; remove the existing vinyl siding to expose the original wooden siding and paint the exterior of the building using colors from the Benjamin Moore Historic color palette.

Jeff Wilkinson, Applicant, remained before the Board on behalf of the property owner.

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

- Building is a corner property;
- Replacing windows with 2/2 windows;
- Removing existing siding to expose/restore the original wooden siding underneath;

- Painting the exterior using colors from the Benjamin Moore Historic Color palette.

Mr. Kelly confirmed the building is covered in asbestos tiles.

The Applicant asked if the Board had any concerns on the rear of the building.

Mr. Kelly confirmed the bump-out on the rear is visible from the street. He said the addition is pre-existing since it can be viewed on an old Sanborn map.

The Applicant said the building will be utilized as a two-family dwelling.

The Chairperson confirmed the original clapboard underneath the asbestos will be restored.

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.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

With no further business to discuss, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

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