

**MINUTES**  
**ARCHITECTURAL REVIEW COMMISSION**  
Meeting of April 13, 2021

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, April 13, 2021 at 6:30 p.m. using Zoom videoconference.

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

**Absent:** Christopher Hanson

**Also Present:** Jeremy Kaufman, Assistant Corporation Counsel  
J.K. Gentile, Secretary to the Land Use Boards

Meeting called to order at 6:38 p.m.

**Minutes of the March 2021 Meeting**

The Chairperson moved to approve the February 2021 ARC meeting minutes.  
Reggie Young seconded the motion.  
The motion passed unanimously via roll call-vote.

**CONSENT AGENDA**

**AR 2021-032**

**Applicant:** Alvin Moonesar  
**Owner:** NBNY 91 William LLC  
**Location:** 49 Lander Street

Application to paint molding, cornice, gate frames and building using colors from the Sherman Williams Historic Color palette.

**AR 2021-039**

**Applicant:** Jose Taveras  
**Owner:** Jose Taveras  
**Location:** 44 Liberty Street

Application to paint building trim using color from the Sherman Williams Historic Color palette.

**AR 2021-040**

**Applicant:** Sean Condrón  
**Owner:** Sean Condrón  
**Location:** 158 Dubois Street

Application to paint decorative woodwork (corbels, fascia) using colors from the Sherman Williams Historic Color palette.

The Chairperson moved to approve Consent Agenda.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

**OLD BUSINESS**

**AR 2020-106**

**Applicant:** Cynthia Torres  
**Owner:** Cynthia Torres  
**Location:** 139 William Street

Returning for a determination on the windows and front door.

Gabriel Gualpa-Pena appeared before the Board.

Mr. Gualpa-Pena presented window and door specs.

The Chairperson asked what the window material is.

Mr. Gualpa-Pena said wood.

The Chairperson asked about the door.

Mr. Gualpa-Pena said wood door painted black and a glass transom.

The Chairperson opened the public hearing.

There was no one for or against the application.

The Chairperson closed the public hearing.

Reggie Young moved to approve the amended application as submitted.

Hannah Des Cognets seconded the motion.

The motion passed unanimously via roll call-vote.

### **AR 2020-113**

**Applicant:** Nick Mohanna  
**Owner:** Project 170 LLC  
**Location:** 170 First Street

Returning for determination on storefront.

Nick Mohanna appeared before the Board.

Mr. Mohanna said there are two structural columns supporting the wood beam behind the storefront. Mr. Mohanna sketched out a storefront idea that resembles a storefront on Liberty Street.

The Chairperson asked about the door.

Mr. Mohanna said he restored the original door.

Mr. Kelly asked for a decision on the window manufacturer, requested a window cut sheet and asked about the window sills,

Mr. Mohanna said there would be a built in sill.

The Chairperson opened the public hearing.

There was no one for or against the application.

The Chairperson closed the public hearing.

The Chairperson asked for signage information, colors and window sill detail.

Mr. Young asked for storefront detail.

The Assistant Corporation Counsel discussed tabling the application with the applicant to provide additional design detail or going forth with a vote.

Mr. Mohanna said he wanted to proceed with a vote.

Reggie Young moved to approve the amended application as submitted.

The Chairperson seconded the motion.  
The motion was defeated 3-1 via roll call-vote.

### **AR 2020-71**

**Applicant:** Philippe Pierre  
**Owner:** 104 Washington St., LLC  
**Location:** 104 Washington Street

Returning to present updated plans; wall panels, brick, storefront, windows, railing and lighting.

Philippe Pierre, Charley Huebner, Aryeh Siegel, appeared before the Board.

Mr. Pierre presented revisions based on feedback from Board and the public. He presented views from northwest as requested reduced the number of stories from 6 to 4. Each apartment will be lofted with large windows. They removed the balconies. All elevations requested were presented.

Mr. Kelly said he thinks the building looks great. His concern is to adhere to the guidelines regarding building height and mass. He said the building mass is significant larger than any other buildings in surrounding area.

The Chairperson referenced two buildings within the surrounding proximity being of same height and stories.

Mr. Siegel presented a rendering within an aerial view for comparison of the height of proposed building with other buildings in the surrounding area.

Ms. Des Cognets said ideally a building of that size should be on the corner or on Broadway. The site is tricky especially as it sits among 2-3 story row houses. She recommended tabling the application at this time as there are only 4 Board members present to vote.

The Chairperson moved to table the application.  
James Kelly seconded the motion.  
The motion passed unanimously via roll call-vote.

(Jeff Wilkinson arrived to the meeting.)

### **AR 2020-107**

**Applicant:** Alina Preciado  
**Owner:** Alina Preciado  
**Location:** 394 Liberty Street

Returning for determination on siding, the front door, the porch and paint using colors from the Benjamin Moore Historic Color palette

Alina Preciado appeared before the Board.

Alina Preciado gave an update on the application. She presented drawings and photos in support of her application.

Mr. Wilkinson said he would like more details on the porch.

Mr. Young said he would like more detail on the door trim, from the side lights to the door.

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 partially approve the application as submitted, leaving open the portion of the application with respect to details on the front door and the porch.

Jeff Wilkinson seconded the motion.

The motion passed unanimously via roll-call vote. (James Kelly recused).

#### **AR 2021-006**

**Applicant:** Sarah Hooff  
**Owner:** 171 Liberty Street LLC  
**Location:** 171 Liberty Street

Returning for a determination on the windows, roof, front doors and siding.

Sarah Hooff appeared before the Board.

Ms. Hooff presented a front façade rendering

Ms. Des Cognets asked about the door details.

Ms. Hooff said the door is solid core wood, flat panel, with black hardware.

Mr. Kelly asked about the window specs.

Ms. Hooff said they are aluminum clad wood windows.

The Chairperson asked about the shingle manufacturer.

Ms. Hooff said they are asphalt shingles. The roof is repair and replace.

Ms. Des Cognets asked about the LP siding, clarifying smooth and not cedar texture.

The Chairperson asked about the lighting.

Ms. Hooff said the lighting is gooseneck, with a total projection of 18”.

The Chairperson opened the public hearing.

There was no one for or against the application.

The Chairperson closed the public hearing.

Jeff Wilkinson moved to accept the application as submitted, subject to the following changes:

- Replace siding with LP smooth siding
- Replace roof with standard 3 tab pattern black shingle.

The Chairperson seconded the motion.

The motion passed unanimously via roll call-vote.

#### **AR 2021-0014**

**Applicant:** Sarah Hooff  
**Owner:** 173 Liberty Street LLC  
**Location:** 173 Liberty Street

Returning for a determination on the windows, the roof, front doors and siding.

Sarah Hooff appeared before the Board.

Ms. Hooff said the same presentation applies to this property as with 171 Liberty Street with the exception that 173 will be a different color to differentiate the two buildings.

The Chairperson opened the public hearing.

There was no one for or against the application.

The Chairperson closed the public hearing.

Jeff Wilkinson moved to accept the application as submitted, subject to the following changes:

- Replace siding with LP smooth siding
- Replace roof with standard 3 tab pattern black shingle.

The Chairperson seconded the motion.

The motion passed unanimously via roll call-vote.

## **PUBLIC HEARINGS**

### **AR 2021-033**

**Applicant:** Sarah Hooff  
**Owner:** Yardhouse, LLC  
**Location:** 177 Montgomery Street

Application to replace the windows.

Sarah Hooff appeared before the Board.

Ms. Hooff said the proposal was to replace windows on the second floor for thermal insulation, with Weathershield aluminum clad wood windows, 6/1

Mr. Wilkinson asked for clarification on which windows were being replaced.

Ms. Hooff said the two side (stairway) windows were completely damaged in the fire. Currently there are vinyl window replacements put in to protect from weather damage. All of the second floor windows on the north, east and south facades are to be replaced.

Mr. Kelly asked why 6/1 windows when some windows show a 10/1 which would seem historically appropriate.

The Chairperson asked if they true divided lights or snap in plastic.

Ms. Hooff said true divided lights.

Mr. Kelly requested close-up photos of the second floor windows.

The Chairperson opened the public hearing.

There was no one for or against the application.

The Chairperson closed the public hearing.

Hannah Des Cognets moved to table the application.

James Kelly seconded the motion.

The motion passed unanimously via roll call-vote.

### **AR 2021-010**

**Applicant:** Martha Marquez  
**Owner:** Martha Marquez  
**Location:** 152 Ann Street

### **AR 2021-011**

**Applicant:** Candice S. Melvin  
**Owner:** Candice S. Melvin  
**Location:** 150 Ann Street

Applications to install a fence in the alleyway between the 2 properties.

Candice Melvin and Martha Marquez appeared before the Board.

Ms. Melvin said the applicants would like to put a 6 foot fence between the space between the two properties for privacy and security reasons. The fence would be installed behind the utility meters at the front and behind the white pipe at the rear

The Chairperson opened the public hearing.

James Turner spoke in favor of the application.  
Claudette Hawk spoke in favor of the application.

The Chairperson closed the public hearing.

Reggie Young moved to accept both applications as submitted.  
James Kelly seconded the motion.  
The motion passed unanimously via roll call-vote.

### **AR 2021-030**

**Applicant:** Adam Shayanfekr  
**Owner:** Newburgh SHG 3 LLC  
**Location:** 140 S. Clark Street

Application to determine mural location and size.

Megan Prives appeared before the Board.

Ms. Prives gave a brief overview of the project, painting a mural on the full side of the building.  
Mr. Young said commercial canned spray paint is an oil based product and probably not advisable.

The Chairperson asked if the spray paint will hold on a painted brick building.

Mr. Young said canned spray paint is incredibly difficult to remove.

Mr. Wilkinson said canned spray paint is detrimental to historic masonry.

Ms. Des Cognets said murals have a place in the city, speaking strictly about size and location and not content.

She is in favor of some murals generally, but not full façade murals.

The Chairperson opened the public hearing.

Schnekwa McNeil spoke in favor of the mural application.

Joseph Zappone spoke in favor of the mural application.

Claudette Hawk spoke in favor of the mural application.

Hannah Anderson said she favored a more traditional mural size.

Judy Thomas said she wanted the brick restored to a more natural state.

Michael Lebron spoke in favor of the mural application.

Kippy Boyle said size and type of paint should be strong considerations if any approval is granted.

Erica Forneret said the Arts and Cultural Commission should have input on the project.

James Turner said he wanted more preservation efforts for the original building.

Marcus Franklin spoke against the mural application.

Jamie Sanin spoke against the mural application.

The Chairperson held the public hearing open.

The Chairperson moved to table the application.

James Kelly seconded the motion.

The motion passed unanimously via roll call-vote.

### **AR 2021-031**

**Applicant:** Adam Shayanfekr  
**Owner:** Newburgh SHG 1 LLC  
**Location:** 195 Broadway

Application to determine mural location and size.

Megan Prives appeared before the Board.

Application tabled at the request of the applicant.

## **AR 2021-024**

**Applicant:** Berg + Moss Architects-Chris Berg  
**Owner:** Newburgh SHG 50 LLC  
**Location:** 184 Liberty Street

Application to paint, replace the windows and install new light fixtures.

Chris Berg appeared before the Board.

Mr. Berg gave an overview of the proposed renovations.

Mr. Kelly asked about the proposed gable above the entranceway.

Mr. Berg said it looks like a gable but it is a fold in the roof to divert the water off of the stairway, and the rendering throws off the actual building components.

Mr. Wilkinson what material the standing seam roof will be.

Mr. Berg said it will be a dark aluminum, non-corrugated material.

Mr. Wilkinson asked about the existing stoop.

Mr. Berg said the top steps will be replaced.

The Chairperson opened the public hearing.

Judy Thomas spoke in favor of the application.  
James Turner had a question about the awning color.

The Chairperson closed the public hearing.

James Kelly moved to approve the application.  
The Chairperson seconded the motion.  
The motion passed unanimously via roll call-vote.

## **AR 2021-025**

**Applicant:** Berg + Moss Architects-Chris Berg  
**Owner:** Newburgh SHG 16 LLC  
**Location:** 228 Broadway

Application to paint, replace the windows and install new light fixtures.

Chris Berg appeared before the Board.

Mr. Berg gave an overview of proposed renovations. There was a change to the submitted drawings. The siding will not be replaced; it will be painted.

Mr. Wilkinson asked about the storefront cornice in relation to the gooseneck lights.

Mr. Berg said he could move the gooseneck lighting down to the signage band.

Mr. Kelly asked about the siding material.

Mr. Berg said the siding was made of aluminum. He does not know what material is underneath.

Ms. Des Cognets asked whether the windows are 2/1 original.

Mr. Kelly could not make a determination on the age of the building to figure out if the windows were original. He believes the building has been altered multiple times.

The Chairperson asked about the residential door.

Mr. Berg said the door shown on the A-401 plan set is the confirmed door.

The Chairperson opened the public hearing.

James Turner said the proposed color scheme was awkward.

The Chairperson closed the public hearing.

Hannah Des Cognets moved to approve the application as submitted subject to the following conditions:

- Gooseneck lighting shall be moved below the signage band;
- Siding to be re-painted and not replaced;
- Residential door as indicated in detail A-401.

The Chairperson seconded the motion.

The motion passed unanimously via roll call-vote.

### **AR 2021-026**

**Applicant:** Berg + Moss Architects-Chris Berg  
**Owner:** Newburgh SHG 47 LLC  
**Location:** 112 Broadway

Application to remove paint and restore brick, replace the windows, replace residential entrance, install new light fixtures and replace the retail storefront system and signage band.

Chris Berg appeared before the Board.

Mr. Berg gave an overview of proposed renovations. Mr. Berg presented historic photos to review the windows and building color.

Mr. Wilkinson said this is an example where painting brick has to be done correctly. Mr. Wilkinson also commented that the previous brick repointing was not done appropriately.

Mr. Kelly said the paint color choice is uncommon to what the building was historically. A lighter choice for a building this size, especially on the corner, is something to consider.  
Mr. Wilkinson and Mr. Young agreed.

Mr. Kelly said the 2/2 windows seems historically appropriate.

The Chairperson asked about the doors.

Mr. Berg said the second floor door is original. The street level doors will all be new, wood doors.

Mr. Wilkinson asked about the lighting in the entrance way.  
Mr. Berg said the storefront lighting needs to be revised.

The Chairperson opened the public hearing.

Judy Thomas spoke against the color choices.  
Austin Dubois said he couldn't believe color choices were getting in the way of someone who wanted to redevelop the building.  
Nadia Tarr spoke against the color choices.  
Carson Carter spoke against the color choices.  
James Turner spoke against the color choices.

The Chairperson held the public hearing open.

The Chairperson moved to table the application for additional design detail.  
Jeff Wilkinson seconded the motion.  
The motion passed unanimously via roll call-vote.

### **AR 2021-027**

**Applicant:** Berg + Moss Architects-Chris Berg  
**Owner:** Newburgh SHG 44 LLC  
**Location:** 172 Chambers Street

Application to clean, restore and paint brick façade, replace the windows and install new light fixtures.

Chris Berg appeared before the Board.

Mr. Berg gave an overview of proposed renovations.

Ms. Des Cognets said she would like to see the chain link fence removed.

The Chairperson asked about the windows.

Mr. Berg confirmed the windows would be black, Weathershield, aluminum clad, 6/6.

The Chairperson asked about the door.

Mr. Berg said the door will be wood.

Mr. Young made mention about the building color choices on the block, warm yellows and pale greens. He asked the applicant to consider a lighter color in lieu of proposed grey color.

Ms. Des Cognets, the Chairperson, and Mr. Kelly agreed.

Mr. Kelly said he would like to see a true arch on the windows.

The Chairperson opened the public hearing.

Austin Dubois said he couldn't believe color choices were getting in the way of someone who wanted to redevelop the building.

Judy Thomas spoke against the color choices.

Joseph Zappone spoke against the color choices.

James Turner spoke against the color choices.

The Chairperson held the public hearing open.

The Chairperson moved to table the application for window design and color.

Jeff Wilkinson seconded the motion.

The motion passed unanimously via roll call-vote.

### **AR 2021-023**

|                   |                                                 |
|-------------------|-------------------------------------------------|
| <b>Applicant:</b> | <b>Matthew Arbolino and Mike Brooks</b>         |
| <b>Owner:</b>     | <b>Habitat for Humanity of Greater Newburgh</b> |
| <b>Location:</b>  | <b>157 N. Miller Street</b>                     |

Application to remove paint and restore brick, paint trim and cornice, replace the windows, replace the front door and construct porch roof over the front entry.

Mike Brooks and Matthew Arbolino appeared before the Board.

Mr. Brooks gave an overview of proposed renovations.

Mr. Kelly asked if the doorway could be asymmetrical with the columns.

Mr. Wilkinson asked if the intention is to have a brick façade and if there will be repointing.

Mr. Brooks confirmed and said they are reworking the brick on the top, right portion of the building to fix water damage.

The Chairperson opened the public hearing.

Claudette Hawk spoke in favor of the application.  
Nadia Tarr commented on the portico/door centering.

The Chairperson closed the public hearing.

Mr. Brooks agreed with centering the portico idea.

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

- Portico shall be centered over the front door.

The Chairperson seconded the motion.

The motion passed unanimously via roll call-vote.

### **AR 2021-028**

**Applicant:** Hudson Design-James M. Copeland, Architect  
**Owner:** Adam Pollick and Christy Patterson  
**Location:** 192 Montgomery Street

Application to replace the windows, add 2 new air conditioner condensers and relocate utility meters.

James Copeland, Kayleen Zeko, and Washington Molina, appeared before the Board.

Mr. Copeland gave an overview of the proposed renovations.

The Chairperson opened the public hearing.

There was no one present for comment.

The Chairperson closed the public hearing.

Mr. Kelly moved to accept the application as submitted.  
The Chairperson seconded the motion.  
The motion passed unanimously via roll call-vote.

### **AR 2021-034**

**Applicant:** Anthony M. Williams  
**Owner:** Greenheart Holdings, LLC  
**Location:** 56 Carson Avenue

Application for ratification of replaced and painted front porch stair railings, replaced porch top, repaired and painted roof, repaired Yankee Gutter, painted wood fence, painted window jambs, changed the front door.

Anthony Williams and Michele Williams appeared before the Board.

Mr. Williams gave an overview of work completed.

Mr. Kelly suggested a glass transom above the entry door to fit historic character of the home.

Mr. Williams agreed to install the transom.

The Chairperson opened the public hearing.

There was no one present for comment.

The Chairperson closed the public hearing.

Hannah Des Cognets moved accept the application as submitted, subject to the following condition:

- Add glass transom above the entry door.

Reggie Young seconded the motion.

The motion passed unanimously via roll call-vote.

### **AR 2021-036**

**Applicant:** Kearney Realty and Development Group  
**Owner:** City of Newburgh  
**Location:** 15 South Colden Street

Application to construct a new, 4 story, 67-unit apartment building with restaurant.

Sean Kearney, A.J. Coppola, Mario Salpepi, and Jamie LoGiudice appeared before the Board.

Mr. Coppola gave an overview of the project. The façade is an alternating pattern of brick and concrete plank infill, with dark grey windows, traditional cornice with brackets underneath, and a flat roof. The building comes out to the street on three sides. The restaurant sits at the right end of the building.

Mr. Kelly asked about the window material.

Mr. Coppola said they are Harvey windows, all vinyl, grade HC-50 window.

Mr. Kelly said he doesn't see this design referencing any kind of architecture in the East End Historic District, the massing does not reflect any building in that block, and the ARC does not approve vinyl windows in the Historic District.

The Chairperson said in consideration of four voting Board members present and Mr. Kelly's concerns, she recommended tabling the application.

Mr. Coppola said this project is before the ARC out of an abundance of caution. There is no clear determination if this site is actually confirmed as being in the East End Historic District. The Assistant Corporation Counsel said the City discovered the City's historic district boundary line is drawn differently than what is on file at the State level. Staff is aware of the issue and is investigating the discrepancy.

Mr. Young said he would like to see a simpler design.

Ms. Des Cognets agrees with a simpler design.

The Chairperson opened the public hearing.

Judy Thomas said more detail is needed.

Nadia Tarr agreed that more detail was needed.

Hannah Anderson said the proposal looked out of place in the context of the rest of the neighborhood.

The Chairperson held the public hearing open.

The Chairperson moved to table the application.

Jeff Wilkinson seconded the motion.

The motion passed unanimously via roll call-vote.

### **AR 2021-037**

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|-------------------|----------------------------------------------------|
| <b>Applicant:</b> | <b>Consorti Bros. Paving and Sealcoating, Inc.</b> |
| <b>Owner:</b>     | <b>Mid Hudson Film LLC</b>                         |
| <b>Location:</b>  | <b>21 Liberty Street</b>                           |

Application to repair sidewalks.

The City Engineer letter was made a matter of record.

Glenn Gadbois appeared before the Board.

Mr. Gadbois proposing dyed, stamped concrete on the Liberty Street side of the property and asking for a deviation from the City's Streetscape Standards; specifically a broom finish concrete for the South William Street and Benkard Avenue building sides.

Mr. Young asked if it would be the same dyed color as Liberty Street with a broom finish.

Mr. Gadbois said the concrete would be dyed to match Liberty Street, just not stamped

Mr. Kelly asked about the existing bluestone on Liberty Street.

Mr. Gadbois said he needed to speak to the owners about restoring or replacing the bluestone.

The Chairperson opened the public hearing.

Judy Thomas said more detail was needed on the Liberty Street side, including possible street trees, for such a long stretch of street.

Nadia Tarr agreed with Ms. Thomas's position.

Carson Carter agreed with Ms. Thomas's position.

The Chairperson closed the public hearing.

The Chairperson moved to accept a portion of the application, subject to the following conditions:

- Dyed, stamped concrete on Benkard Avenue.
- Dyed, brushed concrete on South William Street.
- Applicant to return for determination on Liberty Street side.

Hannah Des Cognets seconded the motion.

The motion passed unanimously via roll call-vote.

### **AR 2021-038**

**Applicant:** Matthew Cordone  
**Owner:** Dubois Street Associates  
**Location:** 6-8 Dubois Street

Application to remove existing coating on the face brick masonry, replace the windows, repair the front porch, and restore the front door.

Matthew Cordone appeared before the Board.

Mr. Cordone gave an overview of proposed project. He is working with SHPO on the project.

The Chairperson asked about the windows.

Mr. Cordone said 1/1 wood double-hung windows.

Mr. Young asked about the window in the attic gable.

Mr. Cordone said what is being presented is the existing condition. Once they are able to do exploratory demolition they will use a window that is historically appropriate.

Mr. Kelly asked about the entrance door, historically there would be a double door with a transom.

Mr. Cordone said due to a tight budget, the applicant is working with the existing condition.

The Chairperson opened the public hearing.

There was no one present for comment.

The Chairperson closed the public hearing.

Reggie Young moved to accept 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 adjourned at 11:37 p.m.

Respectfully Submitted:

Approved:

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J.K. Gentile, Secretary

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Michele Basch, Chairperson