

MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of June 8, 2021

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, June 8, 2021 at 6:30 p.m. using Zoom videoconference.

Members Present: Michele Basch, Chairperson
Kate Flanagan
Tom Friedrich
Christopher Hanson
James Kelly
Jeff Wilkinson (arrived at 7:48pm)
Reggie Young

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

Meeting called to order 6:39 p.m.

CONSENT AGENDA

AR 2021-060

Applicant: Matthew Cordone
Owner: Dubois Street Associates LLC
Location: 22 Dubois Street

Application to paint using colors from the Benjamin Moore Historic Color palette.

AR 2021-061

Applicant: Matthew Cordone
Owner: Dubois Street Associates LLC
Location: 40 Dubois Street

Application to paint using colors from the Benjamin Moore Historic Color palette.

AR 2021-062

Applicant: Matthew Cordone
Owner: Dubois Street Associates LLC
Location: 27 Dubois Street

Application to paint using colors from the Benjamin Moore Historic Color palette.

AR 2021-066

Applicant: Manuel Andrade – Kenneth Irving Architect
Owner: Newburgh Development LLC
Location: 70 Clinton Street

Application to paint using colors from the Benjamin Moore Historic Color palette.

AR 2021-068

Applicant: Erik Cooney
Owner: 96 Carson, LLC
Location: 96 Carson Avenue

Application to paint using colors from the Benjamin Moore 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 2021-036

Applicant: Kearney Realty and Development Group/Sean Kearney
Owner: City of Newburgh
Location: 15 S. Colden Street

Returning for determination on construction of a new, 4-story, 67-unit apartment building with restaurant.

Sean Kearney, applicant, A.J. Coppola, architect, and Carolyn Coppola all appeared before the Board.

Mr. Coppola gave a brief introduction to new submission and introduced Carolyn Coppola, Historic Preservationist.

Ms. Coppola gave a brief history of Newburgh's Industrial area that helped define the idea of the new design submission.

Mr. Coppola revised the design taking into consideration the Board's comments from last meeting regarding height, relation to height on block and the building's symmetry.

The Chairperson asked if the brick used is true brick. Mr. Coppola said it is a true brick and not thin brick. The brick color is also in line with the look of the surrounding area.

The Chairperson asked if there will be any changes to the restaurant portion. Mr. Coppola said no there will be no changes to the restaurant design.

Mr. Hanson asked if a false entrance could be added to the gabled portion of the building. Mr. Coppola said that was possible.

Ms. Flanagan said she would like to see a false entrance added to the gabled portion of the building.

Mr. Kelly said he would like to see a skyline view and/or a 3-D model in order to get an idea about the building's relationship to its surrounding environment. Mr. Coppola said he would try.

Mr. Kelly asked if there was a way to show reference points from different parts of the city. Mr. Coppola said he could not do that under the time constraints, but SHPO requested a visual impact study from Washington's Headquarters that he is willing to share.

Mr. Young asked about the hyphens with different colored brick.

The Chairperson re-opened the public hearing.

There was no one present for or against the application.

The Chairperson held the public hearing held open.

The Chairperson moved to table the application for further detail submission.

Mr. Young seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2021-033

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

Returning for determination on the windows.

Sarah Hooff appeared before the Board and gave an overview of the revised submission.

Mr. Hanson asked if all the replacement windows will be 10/1. Ms. Hooff said the second floor windows will be 10/1.

The Chairperson asked about the fire escape. Ms. Hooff said the fire escape will remain.

Ms. Flanagan asked about the nature of the damage in regard to replacing or restoring the windows. Ms. Hooff said the damage was severe between the fire and the amount of water it took to extinguish the fire.

Mr. Young said determining the window style depends on the window pane size.

The Chairperson said 6/1 windows keeps in harmony with the building with an option for 10/1 on the second floor.

The Chairperson re-opened the public hearing.

Judy Thomas said all of the windows should be 6/1.

The Chairperson closed the public hearing.

Chris Hanson moved to approve the application as submitted with the following conditions:

- 4 windows on the upper floors of the north façade shall be 6/1; 1 window on the south façade shall be 6/1; and applicant shall have the option of installing either 6/1 or 10/1 windows on the east façade (windows on the northeast corner of the east façade).

The Chairperson seconded the motion.

The motion passed 5-0 via roll-call vote (James Kelly abstained).

AR 2021-016

Applicant: Lite Brite Signs / Maria Rotundo
Owner: Yardhouse, LLC
Location: 188-195 Broadway, LLC

Returning for determination on the removal of existing storefront sign and replacing it with a new sign.

Maria Rotundo appeared before the Board and gave an overview of revised submission.

There were no comments from the public.

The Chairperson moved to approve the modifications as submitted.

Mr. Hanson 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

Amendment request to November 10, 2020 approved application. Substituting approved wrought iron fence with cedar wood fence in between the 2 properties

Candice Melvin appeared before the Board for both applications and gave an overview of the proposed change.

Mr. Kelly asked if the height is the same as previously-approved application. Ms. Melvin said there is no change to the fence height and the paint color will stay as previously approved.

The Chairperson re-opened the public hearing for both applications.

There was no one present for or against either application.

The Chairperson closed the public hearing.

Mr. Wilkinson moved to approve the modifications as submitted for application 2021-010.

The Chairperson seconded the motion.

The motion passed 6-0 via roll-call vote (Ms. Flanagan abstained).

Mr. Wilkinson moved to approve the modifications as submitted for application 2021-010.

Reggie Young seconded the motion.

The motion passed 6-0 via roll-call vote (Ms. Flanagan abstained).

AR 2021-003

Applicant: Alvin Moonesar
Owner: VIP Partners LLC
Location: 87 William Street

Amendment request to January 14, 2021 approved application.

Alvin Moonesar appeared before the Board and gave an overview of the proposed project.

Mr. Moonesar presented 3 options. The Assistant Corporation Counsel said the applicant must present one option and that is the option for consideration by the Board.

Mr. Wilkinson he needed a photo of the building as well as storefront details.

Mr. Kelly provided historic details on building.
The Chairperson re-opened the public hearing.

There was no one present for or against the application.

The Chairperson held the public hearing held open.

The Chairperson moved to table the application for detail submission.
Mr. Kelly seconded the motion.
The motion passed unanimously via roll-call vote.

NEW BUSINESS

AR 2021-067

Applicant: Alvin Moonesar
Owner: VIP Partners LLC
Location: 89 William Street

Application to install a fence.

Alvin Moonesar appeared before the Board and gave an overview of the proposed project.

Mr. Young requested a drawing that would show the footings and other detail in a manner and form that the Building Department sign off on.

Mr. Wilkinson said there is no clarity on elevation or spread footings.

Mr. Kelly said a simpler design using a wrought iron fence instead of brick might be simpler to build and more cost effective.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson held the public hearing held open.

The Chairperson moved to table the application for detail submission.
Mr. Kelly seconded the motion.
The motion passed unanimously via roll-call vote.

AR 2021-029

Applicant: Rafiq Majeed
Owner: 393 Liberty St., Inc.
Location: 212 South Street

Application to build a new addition to existing two-family structure.

Darren Doce, project engineer, and A.J. Coppola, project architect, appeared before the Board and gave an overview of the project.

Mr. Hanson asked why the proposed windows are 2/2 if the windows on the existing structure are 1/1. Mr. Coppola said it was a preference, but it is changeable.

Mr. Kelly said the 2/2 delineates the new construction from the old and he likes the change.

Mr. Kelly asked about the recessed entranceway. Mr. Coppola said the 5" gap accommodates for the electrical meters on the side that cannot be moved.

Mr. Wilkinson asked to see the water table piece added to the new addition.

Mr. Young said given the limited amount of windows he would like to see adding more windows to add more light.

Mr. Wilkinson asked what materials the stoop will be. Mr. Coppola said he will provide that detail.

The Chairperson asked for door details.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson held the public hearing held open.

The Chairperson moved to table the application for additional detail submission.

Mr. Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2021-063

Applicant: Rashidah Green Sherman
Owner: Rashidah Green Sherman
Location: 114 Dubois Street

Application to replace windows, replace back door, restore and paint front porch, repair, restore and paint cornice and frieze, repoint brick, renovate flat roof and repair the Yankee Gutters.

Rashidah Green Sherman appeared before the Board and gave an overview of proposed project.

The Chairperson asked why she decided to paint the cornice black.
Ms. Sherman said it would match the windows.

Mr. Young suggested mimicking the existing condition.

Mr. Young asked if the Yankee Gutters are being removed. Ms. Sherman said the Yankee Gutters will be repaired in kind, updating the downspout. There will be no aluminum gutter in front of building. The back of the house will have a modern gutter system.

The Chairperson asked about the front door. Ms. Sherman said she will restore the front door, replacing a plastic piece in the door with glass.

Mr. Kelly asked about the front porch, recommending thick balusters. Ms. Sherman said she didn't have details about the porch and would be repairing or replacing it in-kind.

The Chairperson asked about the door underneath the porch. Ms. Sherman stated she will install a wrought iron door.

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

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2021-065

Applicant: Robert Fontaine
Owner: Industrial House LLC
Location: 47 Lander Street

Application to remove paint and clean brick, repair and paint cornice/soffit and paint storefront.

Applicant did not appear for the application.

The Board tabled the application.

AR 2021-064

Applicant: Luke Pontifell
Owner: Hudson Valley Paper Works Inc.
Location: 35 Spring Street

Application to paint, replace storefront, and install new light fixtures.

Chris Berg, architect, appeared on behalf of the applicant and gave an overview of the proposed project.

The Chairperson asked if the front entrance door will be parallel to the street. Mr. Berg said it will be a double door on an angle.

Mr. Hanson asked if the metal column on the corner will be kept intact. Mr. Berg confirmed.

The Chairperson asked if the door will be painted black. Mr. Berg confirmed.

The Chairperson asked for clarification of what is being asked to approve of the sign. Mr. Berg said the size, color and wording style.

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 modifications as submitted.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2021-069

Applicant: Erik Cooney
Owner: Lodger 233, LLC
Location: 125 Third Street

Application to replace street facing windows.

Erik Cooney appeared before the Board and gave an overview of his proposed project. Proposal to replace the existing windows with Weathershield Signature Series 1/1 aluminum clad wood windows with 2" bullnose casing.

Mr. Young said the 1" full round bull nose would be an elegant and appropriate look.

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 modifications as submitted subject to the following modification:

- Full, round bullnose molding shall be used.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

With no further business to discuss, the meeting adjourned at 9:30 p.m.

Respectfully Submitted:

Approved:

J.K. Gentile, Secretary

Michele Basch, Chairperson