

CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION

Michele Basch, Chairperson
J.K. Gentile, Secretary

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MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of July 13, 2021

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, July 13, 2021 at 6:30 p.m. at the Activity Center, 401 Washington Street, Newburgh 12550

Members Present: Michele Basch, Chairperson
Kate Flanagan
Hannah Des Cognets
James Kelly

Absent: Tom Friedrich
Christopher Hanson
Jeff Wilkinson
Reggie Young

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

Meeting called to order 6:30 p.m.

Minutes of the April 13, 2021 Meeting

The Chairperson moved to approve the minutes from the April 13, 2021 meeting as submitted.
James Kelly seconded the motion.
The motion passed unanimously via roll call vote.

Minutes of the June 8, 2021 Meeting

The Chairperson moved to approve the minutes from the April 13, 2021 meeting as submitted.
Hannah Des Cognets seconded the motion.
The motion passed unanimously via roll call vote.

CONSENT AGENDA

AR 2021-076

Applicant: Mauricio Millan
Owner: 116 Broadway Star LLC
Location: 116 Broadway

Application to paint using colors from the Sherwin Williams Historic Color palette.

AR 2021-0014

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

Amendment to April 13, 2021 approved application. Substituting approved LP Smart siding color, Prairie Clay, to LP Smart Siding color Abyss Black.

The Chairperson moved to approve the Consent Agenda.
Hannah Des Cognets 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 and A.J. Coppola appeared before the Board.

Mr. Coppola gave a presentation of the design changes, including:

- Visualization study completed for SHPO.
- Rendering angles from Water Street, Renwick Street and South William Street.
- Facade changes.

Mr. Kelly said he still feels the design is too busy.

Ms. Flanagan said the renderings are helpful. She approves of the design and the project.

Ms. Des Cognets said the renderings are helpful and meet all of her concerns.

The Chairperson agreed with Ms. Flanagan and Ms. Des Cognets.

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.

Mr. Kelly expressed his reservations regarding height/massing.

The Chairperson asked the applicant's to consider tabling a vote because there were only four board members present.

The applicant agreed with the suggestion to table.

The Chairperson moved to table the application.

Ms. Flanagan seconded the motion.

The motion passed 4-0 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.

Rafiq Majeed and A.J. Coppola appeared before the Board.

Mr. Coppola presented the new design details, including an added window in the large bay, front porch handrails and front porch balustrades, and a side elevation.

All of the board members spoke in favor of the design.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

James Kelly moved to approve the application as submitted.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2021-006

Applicant: Erik Cooney
Owner: 56 Chambers, LLC
Location: 56 Chambers Street

Returning for determination to replace all 27 existing street facing windows and garage doors.

Erik Cooney appeared before the Board and gave a brief review of project's status.
Ms. Des Cognets asked for window and storefront details.

The Chairperson requested current photos of the site to assess what was there pre-work and post-work.

Ms. Des Cognets requested a note regarding the change to the top floor windows on the drawing for the record.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Ms. Des Cognets asked the applicant to keep the continued line of woodwork, where there is wood and glass that already exists on the storefront door. The current plan reflects all glass.

Mr. Cooney agreed to keep the woodwork line.

Hannah Des Cognets moved to partially approve the application as follows:

- Window type is approved.
- Garage door type is approved.
- Applicant to return for approval on installation of windows, garage door, and storefront detail.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2021-0020

Applicant: William Cappelletti
Owner: William Cappelletti
Location: 172 Dubois Street

Returning for determination to update front facade.

William Cappelletti appeared before the Board and gave a review of proposed design change.

Mr. Kelly asked about the siding.

Mr. Cappelletti said the siding was Azek trim.

Mr. Kelly asked about a roll-up gate on the storefront. Mr. Cappelletti said the roll-up gate would exist only on the side.

The Chairperson asked about building color choice.

Mr. Cappelletti said he changed the color from original application to all white. The doors will be brown.

Ms. Flanagan asked about changing the door from a single door to double doors and asked if that is historically accurate.

Mr. Kelly said building is non-contributing, non-historic.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Hannah Des Cognets moved to approve the application subject to the following condition:

- Only the front façade detail, below the parapet, is approved.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2020-107

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

Returning for determination on the front door and the porch.

Alina Preciado appeared before the Board.

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

Mr. Kelly said he would continue to recuse himself from this application.

The Assistant Corporation Counsel said with the recusal, there could be no vote tonight.

Ms. Preciado asked about installing a temporary door for security purposes. The Assistant Corporation Counsel to contact the Building Department.

Ms. Flanagan asked about the added 2 steps to the porch.

Ms. Preciado said she is not adding steps. She is rebuilding the steps out of wood.

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 application was tabled.

NEW BUSINESS

AR 2021-074

Applicant:	Colin Jarvis
Owner (17 Johnston):	City of Newburgh
Owner (19 Johnston):	The Newburgh Ministry, Inc.
Location:	17 Johnston Street and 19 Johnston Street

Seeking approval to demolish the existing structures on both premises and to construct a new structure.

Colin Jarvis, Lee Lasberg, and Don Petruncola appeared before the Board.

Mr. Jarvis gave an overview of the project.

Mr. Petruncola presented views of front façade, side yard, rear and alleyway of the property currently. Mr. Petruncola presented elevations of the replacement project.

The Assistant Corporation Counsel gave an overview of the historic demolition process and how prior demolition applications were handled more recently.

A memo from the Code Compliance Supervisor was made a matter of record.

Mr. Kelly said he is not sure if these buildings are contributing in the Historic District, but they are an example of a 1870s row house style.

Mr. Kelly asked if the Ministry purchased the property with the intent to demolish from the beginning, or was there an intent to look at restoration as a possible option. Mr. Jarvis said they did look into rehab but the cost was prohibitive.

Mr. Kelly said he would prefer to see the row houses restored rather than replaced.

Mr. Kelly suggested losing the mansard roof and dormers in connection with any replacement project, keeping the design simple and in line with the factory look of the Ministry.

Ms. Des Cognets asked if the replacement project determines the decision on the demo.

The Assistant Corporation Counsel said there is nothing in the code that requires the replacement project to be approved in tandem with the demolition project.

Ms. Des Cognets said she has reservations about the size of the proposed new building. She also asked for cost estimates to be included in the record with respect to rehabilitation or demolition/new construction.

The Chairperson said she is uncomfortable bringing the demolition application to a vote with only 4 board members present at the meeting.

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.
Hannah Des Cognets seconded the motion.
The motion passed unanimously via roll-call vote.

AR 2021-070

Applicant: Christhian Castro
Owner: Little Monument, LLC
Location: 8 Little Monument Street

Application for ratification of existing work.

Christhian Castro appeared before the Board.

Ms. Des Cognets asked if the work was replacement in-kind.

Mr. Castro confirmed this detail. He said vinyl windows were already installed when the building was purchased.

Ms. Des Cognets asked if any original wood windows were left.

Mr. Castro said there were not.

Ms. Flanagan noted one first floor window has a 6/6 windows, with the rest being 9/9.

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, subject only to the 6/6 window being replaced with a 9/9 window.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2021-071

Applicant: Mike Brooks
Owner: Habitat for Humanity of Greater Newburgh
Location: 139 Johnston Street

Application to construct a new single family attached dwelling.

Mike Brooks appeared before the Board.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Hannah Des Cognets moved to accept the application as submitted.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2021-072

Applicant: Mike Brooks
Owner: Habitat for Humanity of Greater Newburgh
Location: 141 Johnston Street

Application to construct a new single family attached dwelling.

Mike Brooks appeared before the Board.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Kate Flanagan moved to accept the application as submitted.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2021-073

Applicant: Mike Brooks
Owner: Habitat for Humanity of Greater Newburgh
Location: 142 N. Miller Street

Application to construct a new single family attached dwelling.

Mike Brooks appeared before the Board.

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 accept the application as submitted.

Hannah Des Cognets seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2021-075

Applicant: Kellee Farrigan (National Seating and Mobility)
Owner: Belissa Medina and Tania L. Rivera
Location: 136 Benkard Avenue

Application to install a platform lift and build a 5' x 5' deck with steps and handrails.

Kellee Farrigan, applicant, appeared before the Board.

Ms. Farrigan gave an overview of the project.

Ms. Des Cognets said this is a non-contributing building with a need to install an ADA-compliant service ramp for access to the house.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

James Kelly 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 8:25 p.m.

Respectfully Submitted:

Approved:

J.K. Gentile, Secretary

Michele Basch, Chairperson