

MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of May 11, 2021

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, May 11, 2021 at 6:30 p.m. using Zoom videoconference.

Members Present: Michele Basch, Chairperson
Hannah Des Cognets
Kate Flanagan
Thomas Friedrich
Christopher Hanson
James Kelly
Reggie Young

Absent: Jeff Wilkinson

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

Meeting called to order 6:37 p.m.

Announcements

The Chairperson welcomed Kate Flanagan and Thomas Friedrich as new ARC members.

The Board set May 24, 2021 at 6:30 p.m. as a special meeting date to address all new business on the May 2021 agenda.

CONSENT AGENDA

AR 2020-044

Applicant: Eli Vaknin
Owner: Mankap Mgmt, LLC
Location: 43 Liberty Street
Application to paint using colors from the Benjamin Moore Historic color palette and repair and paint paneling behind shingles.

AR 2020-045

Applicant: Eli Vaknin
Owner: 47-49 Liberty, LLC
Location: 47-49 Liberty Street

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

AR 2021-046

Applicant: Yvonne Garriques
Owner: Yvonne Garriques
Location: 30 Dubois Street

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

AR 2021-047

Applicant: Lois Upton
Owner: Yvonne Garriques
Location: 75 Henry Street

Application to paint using colors matches from existing paint.

AR 2021-048

Applicant: Belinda McKeon
Owner: Belinda McKeon
Location: 238 Montgomery Street

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

The Chairperson moved to approve the Consent Agenda as submitted.
Reggie Young seconded the motion.
The motion passed unanimously via roll-call vote.

OLD BUSINESS

AR 2021-036

Applicant: Kearney Realty and Development Group
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. Kearney gave a brief overview of project.

Mr. Coppola presented a new design for consideration that incorporated the Board's comments/concerns from last meeting. The design reflects the more industrial nature of the neighborhood.

Mr. Kelly asked about the height of the building with the new gabled roof design.

Mr. Coppola said the new roof adds about 10 to 12 feet in height.

Mr. Kelly said he liked the design of the gable but asked if the applicant would consider lowering the pitch.

Mr. Coppola said he would provide side elevations at the next meeting.

The Chairperson asked about the windows.

Mr. Coppola confirmed the windows were 6 feet tall and made of wood.

The Chairperson asked for more detail on the front entrance and asked if the applicant would consider a wider door with 2 windows to the side of the door.

Mr. Young agreed with the Chairperson regarding the windows at the entrance.

Mr. Kelly said he would like to see the building blend into the skyline stand out.

Mr. Hanson said he thinks the proposal relates well to other structures in the area. He suggested widening the middle section to decrease the appearance of the brick massing, a wider entrance, or full glass to lighten the look of the mass.

Ms. Des Cognets said the massing felt appropriate with the site. She asked for side elevations to put the building into context with neighboring buildings.

Ms. Flanagan asked about the exterior design of the restaurant.

Mr. Coppola said the design for the restaurant will not change from the original submission.

The Chairperson re-opened the public hearing.

Judy Thomas asked about the proposed bump outs.

Antonio Aresco spoke in favor of the changes proposed. He spoke against the height of the building. Dan Gilbert spoke in support of the new design. He said lowering the gable might help with the height concerns.

Carson Carter spoke in support of the new design. He asked if the applicant would consider rooftop greenspace.

The Chairperson kept the public hearing open.

The Board tabled the application to the June 2021 meeting.

AR 2021-037

Applicant: John Queenan / Consorti Bros. Paving and Sealcoating, Inc.
Owner: Mid Hudson Film LLC
Location: 21 Liberty Street

Returning for determination of sidewalk repair.

Glenn Gabois and John Queenan appeared before the Board.

Mr. Queenan provided an update on the project. He referenced the City Engineer's comment letter. The applicant proposed an ADA ramp at the intersection of South William and Liberty Street, a 5 foot grass planting wall, curb line reset with bluestone curb, 7 tree planting pits and stamped concrete with blue stone look sidewalk, all per city standards. Mr. Queenan said the existing blue stone is in bad condition, but whatever is salvageable will be donated to the City.

The Chairperson re-opened the public hearing.

Carson Carter asked to consider using the bluestone in between the tree wells.

Judy Thomas said it makes sense to do the stamped concrete because Liberty is such a pedestrian friendly block. She would like to see the bluestone incorporated somewhere along the building.

The Chairperson moved to close the public hearing.

Tom Friedrich seconded the motion.

The motion passed unanimously via roll call-vote.

Mr. Hanson said the grass strip narrows the sidewalk. He suggested hardscape in between the trees.

The Chairperson asked if there is enough bluestone to flip and place in between the tree wells.

Mr. Queenan said the utility poles will interfere with placing blue stone pieces in between the tree wells.

Mr. Friedrich said bluestone lends to shifting with weather change.

Chris Hanson moved to approve the application for the sidewalks on the Liberty Street side as submitted.

The Chairperson seconded the motion.

The motion passed unanimously via roll call-vote.

AR 2021-002

Applicant: Eli Vaknin
Owner: 420 Grand LLC
Location: 420 Grand Street

Returning for determination on replacing windows and siding, and painting

Eli Vaknin and Dan Gilbert appeared before the Board.

Mr. Vaknin presented updates. He said all of the first floor windows will be salvaged. , The applicant will paint the molding, keep the remaining stained glass, and replace the second floor windows which were destroyed by the fire with 1/1 windows. The shingles will be matched to the existing.

Mr. Hanson asked about the coffered wood ceilings on the first floor.

Mr. Gilbert said they will salvage what they could.

The Chairperson opened the public hearing.
There was no one for or against the application.
The Chairperson closed the public hearing.

Chris Hanson moved to approve the application as submitted.
The Chairperson seconded the motion.
The motion passed unanimously via roll call-vote.

AR 2021-0016

Applicant: Lite Brite Signs / Maria Rotundo
Owner: 188-195 Broadway, LLC
Location: 192 Broadway

Returning for determination on storefront sign.

Maria Rotundo and Danielle Almand appeared before the Board.

Ms. Almand gave an update on the project. The metal front of the building will remain as is. The applicant changed the backer panel and added open-channel neon.

The Chairperson asked if the backboard is smaller.

Ms. Almand said the panel is smaller.

The Chairperson asked about the color of the backboard in option C.

Ms. Almand said the color is rustic walnut, which mimics walnut wood grain.

Mr. Hanson said he does not have an issue with corporate branding colors.

Mr. Young said the brick color minimizes the amount of metal.

Mr. Kelly asked about a metal frame border to define the box to mimic the 1950's neon sign.

Ms. Des Cognets said she likes a flat dark color background.

The Chairperson opened the public hearing.
There was no one for or against the application.
The Chairperson closed the public hearing.

The applicant requested tabling the application to modify submission details.

AR 2021-026

Applicant: Berg + Moss Architects, PC / Christopher Berg
Owner: Newburgh SHG 47 LLC
Location: 112 Broadway

Returning for determination on paint.

Chris Berg and Adam Shayanfekr appeared before the Board.

Mr. Berg said most of the design elements were addressed last month. The remaining detail was the paint color. Mr. Berg said they choose Benjamin Moore, "Spanish White," as the new color

The Chairperson opened the public hearing.

Judy Thomas spoke in favor of the paint color.

The Chairperson closed the public hearing.

Reggie Young moved to approve the application as submitted.
Chris Hanson seconded the motion.
The motion passed unanimously via roll call-vote.

AR 2021-027

Applicant: Berg + Moss Architects, PC / Christopher Berg
Owner: Newburgh SHG 44 LLC
Location: 172 Chambers Street

Returning for determination on window design and color.

Chris Berg and Adam Shayanfekr appeared before the Board.

Mr. Berg said the paint color will be Sherwin Williams, "Sage." The front steps will be upgraded, replacing open risers with closed risers. The windows will be square, built out to the full brick openings and painted black.

Mr. Kelly said he preferred arched windows.

Ms. Des Cognets said square windows exist now.

Mr. Kelly asked if there is a plan to restore the cornice, not just paint it.

Mr. Berg said the cornice will remain as is, except for the new paint.

Mr. Hanson asked if the applicant would consider a 6" newel post on the staircase.

Mr. Shayanfekr said the applicant is keeping with the existing metal railings, only closing and repairing the risers.

Mr. Kelly asked if the applicant is closing the sides of the risers.

Mr. Berg said the applicant has a fascia piece that will hide the boxing of the rise and run.

Mr. Young asked if the applicant is replacing the metal railing with wood, the drawings depict wood railing.

Mr. Shayanfekr said the drawings need amendment to reflect current metal railings.

The Chairperson opened the public hearing.

Judy Thomas said she is favor of the color, but not in favor of the original metal railings.

The Chairperson closed the public hearing.

The Chairperson asked to consider choosing a wood railing versus a metal railing.

Mr. Hanson clarified that the railing is not part of the application. The Board can make recommendations but cannot make a ruling.

Chris Hanson moved to approve the application as submitting, omitting the drawing for the new staircase and allowing for repair of staircase treads and replacement of staircase risers.

Mr. Kelly seconded the motion.

The motion passed unanimously via roll call-vote.

AR 2020-101

Applicant: Berg + Moss Architects, PC / Christopher Berg
Owner: Newburgh SHG 54 LLC
Location: 190 Chambers Street

Returning for determination on the cornice.

Chris Berg and Adam Shayanfekr appeared before the Board.

Mr. Berg presented matching the corbels with 192 Chambers Street.

Mr. Kelly requested a cut sheet with correct dimensions. He said he would like to see a corbel in the exact same size as 192 Chambers and the fascia repaired properly.

Mr. Hanson said the massing of the corbel is the same and projects out to the edge of the roof line the same way as 192 Chambers.

The Chairperson opened the public hearing.
There was no one for or against the application.
The Chairperson closed the public hearing.

The Chairperson tabled the application for cut sheet and dimension of corbel.
Chris Hanson seconded the motion
The motion passed unanimously via roll call-vote.

AR 2020-71

Applicant: Philippe Pierre
Owner: 104 Washington Street, LLC
Location: 104 Washington Street

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

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

Mr. Pierre gave an overview of the project and presented new revisions that he believed addressed the concerns from the Board and community.

The Chairperson asked about window height and whether the windows open.

Mr. Siegel said the windows are 10 feet high and some windows are operable.

Mr. Hanson said the new design has more of its own identity and a connection to turn of the century, industrial buildings in a modern way.

Mr. Kelly said this is a nice example of what construction can be in Newburgh, but his position still stands on upholding the ARC guidelines regarding massing.

Mr. Young said the design has greatly improved.

Ms. Des Cognets said the overall design is better. She is sympathetic to Mr. Kelly's concerns.

Mr. Friedrich said it is a beautiful building but not confident that it fits perfectly in the location.

The Chairperson opened the public hearing.

Judy Thomas said the overall design improved. She had concerns about the massing.
Antonio Aresco agreed with Ms. Thomas's comments.

The Chairperson moved to close the public hearing.
Reggie Young seconded the motion.
The motion passed 5-1 via roll call-vote.

Mr. Hanson said he agrees in principal but disagrees with Mr. Kelly's interpretation of the building height guidelines.

Mr. Kelly referenced Sanborn maps regarding large building within Newburgh. Mr. Kelly said we cannot consider this an exception to the guidelines.

Ms. Des Cognets said she does not consider this an exception to the guidelines. She considers this fitting her interpretation of the guidelines.

Reggie Young moved to approve the application as submitted.
The Chairperson seconded the motion.
The motion passed 4-1 via roll call-vote.
(Thomas Friedrich abstained.)

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.

Erik Cooney appeared before the Board. He presented a façade drawing.

The Chairperson asked for clarification on the installation of the windows and the removal of the sills.

Mr. Cooney said his contractor put the windows in 3 days prior to the initial ARC presentation.

The Chairperson asked why the contractor took the sills out.

Mr. Cooney said the contractor did that to re-stabilize the window. The original sills have been re-installed.

Mr. Young said it does not appear the sills have been re-installed where they were as he went to the site and the top floor windows are longer than they were before. There is also photo documentation of the current conditions.

The Chairperson said it is important for applications to be very clear so the Building Department has drawings to refer to.

The Chairperson asked if the windows go brick to brick.

Mr. Cooney confirmed this detail.

Mr. Hanson asked if removing the sills made every story of windows the same height.

Mr. Cooney confirmed this detail.

The Chairperson asked about the window type.

Mr. Cooney said Pella, aluminum-clad, wood windows.

The Chairperson asked for photos of current windows, and photos of prior windows.

The Chairperson opened the public hearing.

Andrew Schrijver said he commends the applicant for taking on this project. He suggested a new choice of cornice paint color.

Judy Thomas supported of the application. She asked that the Board consider the costs behind the requests being made.

Belinda McKeon said she could understand the Board's position in setting/maintaining a precedent, but also asked the Board to consider the costs involved for small budget renovations.

The Chairperson held the public hearing open.

The Chairperson moved to table the application.

Chris Hanson seconded the motion.

The motion passed unanimously via roll call-vote.

NEW BUSINESS

The Chairperson moved to open the public hearing on all New Business applications, hold the public hearings open, and table all New Business applications to the May 25, 2021 special meeting.

James Kelly seconded the motion.

The motion passed unanimously via roll call-vote.

There were no members from the public who wished to speak on any of the New Business applications for the evening.

With no further business to discuss, the meeting adjourned at 9:54 p.m.

Respectfully Submitted:

Approved:

J.K. Gentile, Secretary

Michele Basch, Chairperson