

CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION

Michele Basch, Chairperson
JK Gentile, Secretary

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MINUTES
ARCHITECTURAL REVIEW COMMISSION
Special Meeting of May 24, 2021

A special meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, May 24, 2021 at 6:30 p.m. using Zoom videoconference.

Members Present: Michele Basch, Chairperson
Hannah Des Cognets
Kate Flanagan
Tom Friedrich
Jeff Wilkinson

Members Absent: James Kelly
Reggie Young

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

The Chairperson called the meeting to order at 6:37 p.m. after confirming a quorum.

AR 2021-041

Applicant: Dan Gilbert
Owner: Fidelity Real Estate Management LLC / Panshi, LLC
Location: 48 Liberty Street

Application to determine mural location and size.

Dan Gilbert appeared before the Board.

Mr. Gilbert said in an effort to brighten the neighborhood and make it more inviting, he proposed to the landlord of 48 Liberty Street to invite a local artist and add a mural to the side façade.

Mr. Hanson asked if they have hired an artist.

Mr. Gilbert said they wanted to get municipal approvals first before hiring an artist.

Mr. Wilkinson said the mural is too large, impacts the simplicity of the beautiful row house side, and does not add to the overall building character. He’d rather see a restored, re-pointed masonry wall.

Ms. Flanagan agreed with Mr. Wilkinson.

Mr. Gilbert said he could amend the application to paint a mural using half the space.

Ms. Flanagan said she cannot see a strong argument for approving a mural of any size versus preserving the structure as is.

Mr. Hanson said that side of the building was not meant to be seen at all; it's a space that came about from demolition of an adjacent building. In his opinion, from a historic standpoint, the idea of preserving a wall that was originally in an alleyway is of a low importance. Combining the historic buildings with a sense of now makes a mural a good idea. He would support a mural at about half size.

The Chairperson opened for public hearing.

No one present for comment.

The Chairperson moved to keep the public hearing open and table the application for further review.

Jeff Wilkinson seconded the motion.

The motion passed unanimously via roll call vote.

AR 2021-043

Applicant: Eli Vaknin

Owner: 5 Liberty LLC

Location: 5 Liberty Street WH

Application to install new light fixtures and replace existing door.

Eli Vaknin and Dan Gilbert appeared before the Board and gave an overview of the project.

The Chairperson opened the public hearing.

No one was present for comment.

The Chairperson closed the public hearing.

Jeff Wilkinson moved to approve the application as submitted.

The Chairperson seconded the motion.

The motion passed unanimously via roll call vote.

AR 2021-049

Applicant: Chris Berg / Berg + Moss Architects
Owner: 203 Liberty LLC
Location: 203 Liberty Street

Application to paint, replace windows and remove and replace enclosed porch.

Chris Berg and Geneva Wirth appeared before the Board and gave an overview of the project.

The Chairperson asked if the back porch structure exists currently.

Ms. Wirth said the entire back porch structure, with the exception of the brick base, was demolished. She proposes to restore the first floor porch and infill the second floor of the porch with a historically-appropriate sun room.

Mr. Hanson asked for clarity on what exists currently.

Ms. Wirth said the previous owner started work on the building and then stopped. The framing on the second floor was previously approved by the ARC. Ms. Wirth said she plans to execute the original plan approved by the Board.

Mr. Wilkinson asked about the material out of the rear porch.

Mr. Berg said either wood or composite wood.

The Chairperson opened the public hearing.

No one was present for comment.

The Chairperson closed the public hearing.

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

AR 2021-050

Applicant: Chris Berg / Berg + Moss Architects
Owner: Newburgh SHG 52 LLC
Location: 108 Broadway

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

Chris Berg and Adam Shayenfekr appeared before the Board and gave an overview of the project.

The Chairperson asked about the color of the cornice.

Mr. Berg said Webster Green.

Mr. Wilkinson said urged the applicant to keep the stained glass transom.

Mr. Hanson asked the applicant if he would consider a 1/1 window instead of a 2/2 style.

The applicant agreed to a 1/1 style.

The Chairperson opened the public hearing.

No one was present for comment.

The Chairperson closed the public hearing.

Chris Hanson moved to approve the application as submitted, subject to the following conditions;

- 1/1 style windows
- Stained glass transom to remain

The Chairperson seconded the motion.

The motion passed unanimously via roll call vote.

AR 2021-051

Applicant: Chris Berg / Berg + Moss Architects

Owner: Newburgh SHG 28 LLC

Location: 294 Liberty Street

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

Chris Berg and Adam Shayenfekr appeared before the Board and gave an overview of the project.

Mr. Berg noted the applicant wished to withdraw the window replacement from the application.

Mr. Wilkinson asked about the roofing.

Mr. Berg said the roof and the masonry are both in good shape.

The Chairperson opened the public hearing.

No one was present for comment.

The Chairperson closed the public hearing.

Chris Hanson moved to approve the application as submitted, noting withdrawal of the window replacement portion of the application.

The Chairperson seconded the motion.

The motion passed unanimously via roll call vote.

AR 2021-052

Applicant: Chris Berg / Berg + Moss Architects

Owner: Newburgh SHG 29 LLC

Location: 296 Liberty Street

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

Chris Berg and Adam Shayenfekr appeared before the Board and gave an overview of the project. Mr. Berg noted the applicant wished to withdraw the window replacement from the application.

The Chairperson opened the public hearing.

No one was present for comment.

The Chairperson closed the public hearing.

Chris Hanson moved to approve the application as submitted, noting withdrawal of the window replacement portion of the application.

The Chairperson seconded the motion.

The motion passed unanimously via roll call vote.

AR 2021-053

Applicant: Shay Sellars / SASRE Management LLC

Owner: Almas Merchant & Elke Luyten

Location: 160 Dubois Street

Application to repair brick, paint, replace the windows, install new light fixtures, rebuild front steps and replace fence.

Shay Sellars appeared before the Board and gave an overview of the project.

The Chairperson asked if the windows will be full-arched to the top.

Ms. Sellars confirmed this detail.

Mr. Wilkinson said he likes the balsam green trim shown on the presented rendering and asked if the applicant would consider keeping that color.

Ms. Sellars confirmed that the applicant would keep that detail.

The Chairperson opened the public hearing.

No one was present for comment.

The Chairperson closed the public hearing.

Jeff Wilkinson moved to approve the application as submitted, subject to the following conditions;

- Windows shall be full-height, and of a type and style as shown on the façade rendering. Applicant shall provide a window spec sheet that reflects the rendering.
- Specific paint color names shall be provided, but colors shall be as shown on the façade rendering.
- Fence railing finials shall be a fleur-de-lis style. Applicant shall provide a fence spec sheet.

The Chairperson seconded the motion.

The motion passed unanimously via roll call vote.

AR 2021-054

Applicant: Borrell Constructin Service LLC –Ally Borgia

Owner: Benny Washington

Location: 225 Dubois Street

Application to replace windows.

The applicant requested the application to be tabled.

AR 2021-055

Applicant: Richard Dee

Owner: Marolina Rodriguez

Location: 81 Courtney Avenue

Application to install siding and railings.

Richard Dee appeared before the Board and gave an overview of the project.

Mr. Hanson referred the applicant to the East End Historic District Guidelines. He said vinyl siding is not allowed in the East End Historic District.

The Chairperson asked if the work has already been done.

Mr. Dee said the applicant's husband completed the left side of the house with vinyl siding.

The Chairperson opened the public hearing.

No one was present for comment.

The Chairperson moved to keep the public hearing open and table the application for further detail.
Chris Hanson seconded the motion.
The motion passed unanimously via roll call vote.

AR 2021-056

Applicant: Luz Holguin
Owner: Luz Holguin
Location: 50 Courtney Avenue

Application to install a fence.

Luz Holguin appeared before the Board and gave an overview of the project.

Mr. Hanson requested a product spec sheet and drawings showing where the fence will be and in relation to the property line.

Ms. Holguin said the fence would be 4 feet tall and would cover the full length of the property.

The Chairperson opened the public hearing.

No one was present for comment.

The Chairperson moved to keep the public hearing open and table the application for further detail.
Jeff Wilkinson seconded the motion.
The motion passed unanimously via roll call vote.

AR 2021-057

Applicant: Dana Trezza
Owner: William Berry
Location: 243 Grand Street

Application to replace windows and install siding.

Dana Trezza appeared before the Board and gave an overview of the project.

Mr. Wilkinson asked if the application is only for the rear façade.

Mr. Trezza confirmed.

Ms. Des Cognets asked for confirmation that the new windows will be Anderson 400 series style.

Mr. Trezza confirmed.

Mr. Hanson asked if applicant is proposing to remove two windows on the South façade.

Mr. Trezza said no work is being proposed on that facade.

Mr. Wilkinson noted that the drawings are mislabeled and should be corrected.

The Chairperson asked for confirmation of the window placement.

Mr. Trezza confirmed there will be two new windows on the attic level, one new window on the second floor where there was a window, removal of the first floor windows to the right and left side of the door, and installing a double casement window away from the door.

The Chairperson asked why the placement of the windows display a non-uniform look.

Mr. Trezza said he is placing the windows where windows were already framed out.

Mr. Hanson said that side of the house is barely visible.

The Chairperson opened the public hearing.

No one was present for comment.

The Chairperson moved to close the public hearing.

Jeff Wilkinson moved to approve the application as submitted, noting a change to the horizontal muntin to the rear kitchen casement windows.

The Chairperson seconded the motion.

The motion passed unanimously via roll call vote.

AR 2021-058

Applicant: Luke Pontifell

Owner: Hudson Valley Paper Works, Inc.

Location: 110 S. William Street

Application to install a fence.

Luke Pontifell appeared before the Board and gave an overview of the project.

The Chairperson asked about the gate style.

Mr. Pontifell said the Belmont style.

The Chairperson asked for confirmation that the fence height was 6 feet.

Mr. Pontifell confirmed.

The Chairperson asked the fence will be on rollers.

Mr. Pontifell said the fence will swing on the South William Street side and be on rollers on the Spring Street because of space constraints.

The Chairperson opened the public hearing.

No one was present for comment.

The Chairperson closed the public hearing.

The Chairperson moved to approve the application, subject to submission of exact dimensions of the gates.

Jeff Wilkinson seconded the motion.

The motion passed unanimously via roll call vote.

AR 2021-059

Applicant: Carmen Warren

Owner: Carmen Warren

Location: 15 E. Parmenter Street

Application to replace windows.

The applicant requested the application to be tabled.

With no further business to discuss, the meeting was adjourned at 8:45pm

Respectfully submitted,

J.K. Gentile

Secretary to the Land Use Boards