

MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of September 14, 2021

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

Members Present: Michele Basch, Chairperson
Kate Flanagan
Tom Friedrich
Christopher Hanson
Jeff Wilkinson
Reggie Young

Absent: James Kelly

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

Meeting called to order at 6:40 p.m.

Minutes of the August 10, 2021 Meeting

Reggie Young moved to approve the minutes from the August 10, 2021 meeting as submitted.
Jeff Wilkinson seconded the motion.
The motion passed unanimously via roll call vote.

OLD 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 Frank Cerbini appeared before the Board.

Lee Lasberg said it this is their third time presenting to the Board. They have no further additions or changes to the submission and are requesting a vote on the application.

The Assistant Corporation Counsel said the original application rested on financial hardship considerations. As a result of the fire that occurred after the first July meeting, the hardship analysis outlined in Section 300-42(B) was rendered moot by the Building Department's finding in Section 300-42(A). The Assistant Corporation Counsel said the relevant code considerations now were found in Section 300-40(E).

The Chairperson reiterated a question/answer from the last meeting regarding the timing of demolition. She said the buildings might have to come down even in the event of a bad winter.

Ms. Flanagan said in consideration of the evidence on record regarding the state of the buildings, rehabilitation is not possible.

Mr. Friedrich said if the buildings are a hazard, they should be torn down.

Mr. Wilkinson said he feels the applicant should try and save the buildings and integrate them to make a more powerful building. Mr. Wilkinson said that these are contributing buildings. He said he would like more detail from SHPO.

Mr. Young is in support of the project but not about the process of how it has to happen.

Mr. Hanson said he shared the same concerns as the other Board Members.

The Chairperson opened the public hearing.

Carson Carter questioned the City's policy on stabilizing properties.

The Chairperson said the ARC and the Codes Department take proper steps in protecting the population and the architecture of the City.

The Chairperson closed the public hearing.

Reggie Young moved to accept the application for demolition, with no determination or approval of future building projects on that site.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

(Jeff Wilkinson abstained)

AR 2021-080

Applicant: Sims Foster
Owner: Foster Supply Hospitality
Location: 48, 52, 64 Grand Street

Application to convert structures into hotel and event space.

Matthew Milnamow appeared before the Board and gave an overview of the current updates to the design. He presented 2 options of massing models (Plan A / Plan B).

Mr. Hanson said the Masonic Temple being taller absorbs the height of the YMCA.

The Chairperson said she preferred Plan A as it considers the lines of the building and the difference in height within the original structure.

Mr. Friedrich agreed with the Chairperson.

Mr. Young requested views taken from different sides and further developed drawings of option A.

Mr. Hanson requested a complete view of the proposed elevator.

The Chairperson requested views of how the design looks within the neighborhood.

Ms. Flanagan requested a rendering from the rear.

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.

Reggie Young seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2021-083

Applicant: Chris Pope
Owner: 61 Liberty Street, LLC
Location: 61 Liberty Street

Application to replace front windows, remove shingles, repair wood and moldings, remove security roll gate, replace front door and paint using colors from the Benjamin Moore Historic color palette.

Eli Vaknin appeared before the Board on behalf of the project and gave an overview.

Mr. Wilkinson requested storefront detail.

Mr. Hanson asked if the glass transom is still there.

Mr. Vaknin said he believes so.

Mr. Young also requested more detail.

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 table the door and storefront portion of the application and approve the balance of the application.

Reggie Young seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2021-084

Applicant:	Annette Colon
Owner:	Annette Colon
Location:	8 Liberty Street WH

Application to repair porch.

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

Mr. Young requested photos of the building.

Mr. Vaknin said he would like to replace the wood on the bottom half of the deck and change the balusters to 2” square.

Mr. Hanson asked if the newel posts at the bottom of steps were to remain.

Mr. Vaknin said he would like to replace.

Mr. Hanson suggested a post larger than 4 x 4.

Mr. Young requested the wood material detail.

There was no one present for or against the application.

The Chairperson held the public hearing open.

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

AR 2021-085

Applicant: Stephen Arnold
Owner: 261 Grand, LLC
Location: 68 Bay View Terrace

Seeking approval to demolish the detached garage on premises.

Mr. Wilkinson recused himself from vote.

Stephen Arnold appeared before the Board and gave an overview of the project.

Mr. Hanson asked if there were plans to rebuild the garage.

Mr. Arnold said he had no immediate plans to rebuild, as it was not financially feasible at this time.

The Chairperson suggested making the wood doors available to public entities so they were not just discarded.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

The Assistant Corporation Counsel referred the ARC to consider Section 300-40(E) in connection with the application.

Chris Hanson moved to accept the application as submitted.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2021-086

Applicant: Dawn Liberi
Owner: Dikenga Properties, LLC
Location: 250 Liberty Street

Application to install a canopy/awning over front entrance door.

Dawn Liberi appeared before the Board and gave an overview of the project.

Mr. Young said the proposal is a modern, contemporary element for a contributing building.

Ms. Liberi said she conferred with SHPO. The building is considered non-contributing because of its age.

Ms. Flanagan said she has a concern about the modern shape of the awning.

The Chairperson asked for clarity on the trim around the door as that details was not included in the application.

Mr. Hanson said he would need a spec on the trim before approving.

Mr. Wilkinson requested material, specifications and dimensions of the door trim.

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 table the door trim portion of the application and approve the remainder of the application as submitted.

Chris Hanson seconded the motion.

The motion passed 5-1 via roll call vote.

AR 2021-087

Applicant:	Lori Grinker
Owner:	Lori Grinker
Location:	163 Grand Street

Application to replace 5 windows.

Mr. Hanson recused himself from vote.

Lori Grinker appeared before the Board and gave an overview of the project.

Ms. Grinker said the 2nd floor bay windows will be replaced to size. The attic windows are currently much smaller than the original frame. She would like to replace them to the original size but the cost of custom windows is too expensive. Ms. Grinker said she would remove the rotting wood frames and rebuild them. She asked if the attic can have swing out, casement windows.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Reggie Young moved to accept the application as submitted, with out-swinging casement windows on the top (attic) floor and bay windows to be replaced in-kind.

The Chairperson seconded the motion.

The motion passed 5-0 via roll-call vote.

AR 2021-088

Applicant: Berg + Moss Architects, LLC / Chris Berg

Owner: Newburgh Prime LLC

Location: 496 Liberty Street

Application to repair/replace existing cornice and fascia, repair/restore existing bay windows, install new deck/porch and paint using colors from the Benjamin Moore Historic color palette.

Chris Berg appeared before the Board on behalf of the project and gave an overview of the project.

Mr. Young asked if it a multi-family.

Mr. Berg confirmed.

The Chairperson asked if they are proposing any sidewalk work.

Mr. Berg said that is not in the plan.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Chris Hanson moved to accept the application as submitted.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2021-089

Applicant: Juan Galaviz

Owner: JNI Realty Corp.

Location: 159 Liberty Street

Application to replace windows, repair and paint siding, replace commercial entrance door, recondition/repoint bricks, paint window moldings. Painting using colors from the Sherwin Williams Historic color palette.

Navia and Juan Galaviz appeared before the Board and gave an overview of the project.

Mr. Young asked if they will be keeping the storefront as is.

Ms. Galaviz said no, the storefront windows are broken.

Mr. Young requested additional detail on the proposed change to the storefront door.

The Chairperson asked if the wall to the left of the door will be taken down.

Ms. Galaviz confirmed.

Mr. Hanson asked if they are proposing all glass for the storefront.

Ms. Galaviz said the proposal is for a picture window.

Mr. Young asked for confirmation of the proposed aluminum windows for the second and third floor.

Ms. Galaviz confirmed.

Mr. Young said aluminum windows are not approved in the Historic District.

The Chairperson asked the applicant to bring the following detail to the next meeting:

- Type of storefront door
- Type of storefront window
- Storefront measurements
- Storefront materials
- Second and third floor window type

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 paint color as submitted and table the balance of the application.

Chris Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2021-090

Applicant:	Alexey Otvakrin
Owner:	Alexey Otvakrin

Location: **62 Campbell Street**

Application to install new windows and doors, repoint brick, repair freeze board with cornice, install new wooden staircase and paint using color from the Benjamin Moore Historic color palette.

Alexey Otvakin appeared before the Board and gave an overview of the project.

Mr. Wilkinson asked what material the window frame will be.

Mr. Otvakin said custom made wood windows.

Mr. Wilkinson asked if they will be 2/2 windows.

Mr. Otvakin confirmed.

Mr. Wilkinson said the front stair case needs a handrail.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Chris Hanson moved to accept the application as submitted.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2021-092

Applicant: **Kathy Lawrence**
Owner: **Kathy Lawrence**
Location: **28 Bay View Terrace**

Application to repair porch and railings, replace front entrance steps and bannisters, replace metal roof, replace wood gutter system, replace faux covering, replace shingle roofing, replace gutters and paint using colors from the Benjamin Moore Historic color palette.

Kathy Lawrence appeared before the Board and gave an overview of the project.

Mr. Young, referring to the roof, said that metal and copper are not compatible.

Mr. Wilkinson said to consider an EPDM rubber roof.

Mr. Young asked if there was a Yankee gutter.

Ms. Lawrence said no, it is a 2x2 wood gutter.

Mr. Wilkinson asked if the brick will be painted.

Ms. Lawrence said no.

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.

Jeff Wilkinson seconded the motion.

The motion passed unanimously via roll-call vote.

DISCUSSION ITEM

The Assistant Corporation Counsel discussed recent legislation that would effectively allow public boards to conduct meetings either virtually (i.e. Zoom) or in person through January 15, 2022.

The Board opted to conduct meetings virtually.

With no further business to discuss, the meeting adjourned at 10:34 p.m.

Respectfully Submitted:

Approved:

J.K. Gentile, Secretary

Michele Basch, Chairperson