CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION
123 Grand Street, Newburgh, New York 12550

Michele Basch, Chairperson
J.K. Gentile, Secretary
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MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of November 9, 2021

The monthly meeting of the City of Newburgh Architectural Review Commission ("ARC") was held on Tuesday, November 9, 2021 at 6:30 p.m. using Zoom videoconference.

Members Present: Michele Basch, Chairperson
Kate Flanagan
James Kelly
Jeff Wilkinson
Reggie Young

Absent: Christopher Hanson

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

Meeting called to order at 6:35 p.m.

Minutes of the October 12, 2021 Meeting

James Kelly moved to approve the minutes from the October 12, 2021 meeting as submitted.
Reggie Young seconded the motion.
The motion passed unanimously via roll call vote.

CONSENT AGENDA

AR 2021-107

Applicant: **Thaer Abuqare**
Owner: **Thaer Abuqare**
Location: **208 Liberty Street**

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

James Kelly moved to approve Consent Agenda.
Michele Basch seconded the motion.
The motion passed unanimously via roll-call vote.

OLD BUSINESS

AR 2020-071

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

Amendment to previously approved application. Proposal to substitute approved masonry construction with metal panels and reduce building height to 60 feet.

Philippe Pierre and Charley Huebner appeared before the Board.

Mr. Pierre gave an overview of the proposed changes. He proposed a reduction in the overall building height. With the height reduction, the steel podium is no longer required as an exterior design feature. The also proposed a change to the masonry façade, replacing it with metal cladding.

Mr. Kelly asked if the new cladding will wrap to the corner or is it set back.

Mr. Pierre said it is set back from the southern façade to keep the line with the garage.

Mr. Kelly asked what the fourth floor facade window treatment would be now that the mezzanine is removed.

Mr. Pierre said they are deleting the transom-like treatment and keeping an 8 muntin panel division.

The Chairperson asked about changes to the roofline.

Mr. Pierre said the roof is not visible from the street, roofs it is a non-issue.

The Chairperson opened the public hearing.

Hannah Anderson commented on the importance of maintaining the facade material to avoid degradation.

The Chairperson closed the public hearing.

Mr. Young asked if the entire framing structure is wood.

Mr. Pierre confirmed.

Michele Basch moved to approve the amendment as submitted, subject to the following condition:

- The brick exterior must return at least 8 feet around the garage on the east side and at least 8 feet around the 3-story row house on the west side.

Reggie Young seconded the motion.
The motion passed unanimously via roll-call vote.

AR 2021-102

Applicant: **Fidelity Real Estate Management / Eli Vaknin**
Owner: **Mana Tree II, LLC**
Location: **226 Montgomery Street**

Application to replace slate on front mansard roof in kind, replace architectural shingles on lateral sides and back and install copper flashing.

Eli Vaknin and Dan Gilbert appeared before the Board.

Mr. Vaknin gave an update of the project and presented the front and side façade material specifications.

The Chairperson asked what the mock slate material is made of.

Mr. Gilbert said composite resin.

The Chairperson asked about the copper flashing.

Mr. Vaknin presented a spec sheet.

The Chairperson opened the public hearing.

Judy Thomas commented on the materials.

The Chairperson closed the public hearing.

Ms. Flanagan asked the application to address the design pattern of the front façade slate.

Mr. Vaknin said the design will be squared off shingles with a middle strip of a half octagon pattern.

James Kelly moved to accept the application subject to the following condition:

- Applicant to provide specification sheet for the mock slate.

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 garage façade detail, storefront detail and rear fence.

James Kelly appeared before the Board on behalf of the applicant and therefore recused himself from Board discussion and vote.

Mr. Kelly gave an overview of the proposed updates.

Mr. Wilkinson suggested stepping the fence down to 6 feet at the northwest corner to accommodate the slope.

Mr. Wilkinson asked about the size and material of the fence.

Mr. Kelly said 5 ½ x 5 ¾ cedar slats capped with mahogany, oil natural.

Mr. Young asked if the fence comes right up to the sidewalk.

Mr. Kelly said the fence mimics the line of the original fence, not changing the line.

The Chairperson opened the public hearing.

Judy Thomas commented on the fence size.
Carson Carter commented on the fence size.

The Chairperson closed the public hearing.

Reggie Young moved to approve a portion of the application as submitted:

- Garage façade detail.
- Storefront detail, including the steel header.

Jeff Wilkinson seconded the motion.
The motion passed unanimously via roll-call vote.

The Board tabled the fence portion of the application.

AR 2021-086

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

Mr. James Kelly recused himself from the vote.

Returning for determination of trim around front entrance door.

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

Mr. Young asked about the flashing detail on top of the trim as it is not indicated on the drawing.

Ms. Liberi said she will have flashing detail to prevent water from getting in and that the previously approved canopy will also provide protection from water.

The Chairperson opened the public hearing.

Judy Thomas commented on the submitted drawing.

The Chairperson closed the public hearing.

Reggie Young moved to approve the application as submitted subject to the following condition:

- Allowance for a discrete flashing installation over the top of the door for weatherproofing.

Jeff Wilkinson seconded the motion.
The motion passed unanimously via roll-call vote.

NEW BUSINESS

AR 2021-100

Applicant: **John Blesso**
Owner: **John Blesso**
Location: **258 Montgomery Street**

Application to add mansard roof to third floor, extend cornice, install new windows and doors, replace and extend decks, replace and extend retaining wall, replace and extend existing fence, replace existing concrete walkway to garden apartment and replace gutter downspouts.

John Blesso appeared before the Board and gave an overview of the project.

The Chairperson asked what kind of slate will be used.

Mr. Blesso said traditional, rectangle slate, no pattern.

Mr. Kelly asked what is the height of the dormer windows in the mansard roof.

Mr. Blesso said the same size as the other existing windows.

Mr. Kelly said traditionally dormer windows would be significantly shorter than the windows in the main body of the house and that the mansard roof itself would have a pyramidal cap. The dormers on the sides of the house do not seem proportionally correct. Mr. Kelly said he would like to see the dormers and mansard roof more defined.

Mr. Wilkinson said the way the dormer stops at the North façade does not look proportional correct. He suggested that the addition go the full length of the roof. Mr. Wilkinson said the soft arched French doors in the back are not appropriate with the time period and suggested straight masonry. Mr. Wilkinson agrees with Mr. Kelly regarding the dormer windows. Mr. Wilkinson said there are all good proposals for the materials.

The Chairperson agreed with Mr. Kelly and Mr. Wilkinson.

Mr. Young said the proportion of the mansard roof is higher than the second floor. The height of the roof would be subservient to the other floors. He recommended measurements to be attached.

The Chairperson opened the public hearing.

Judy Thomas said the corbel line of this home is not in line with the neighboring home.

The Chairperson held the public hearing open.

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

AR 2021-105

Applicant: **Davin Kuenzi**
Owner: **Davin Kuenzi**
Location: **42 Lutheran Street**

Application to install a wrought iron gate.

Davin Kuenzi appeared before the Board and gave an overview of the project.

Mr. Young asked if the gate would set back.

Mr. Kuenzi said the gate would be placed more toward the front of the building.

Mr. Kelly asked if would be in the same alignment with the façade as 40 Lutheran.

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 subject to the following condition:

- The gate must be set back a minimum of 12" or more from the front facade of the building on 40 Lutheran Street.

James Kelly seconded the motion.
The motion passed unanimously via roll-call vote.

AR 2021-106

Applicant: **Javid Sakhaee**
Owner: **116 Broadway Star LLC**
Location: **116 Broadway**

Application to install new windows.

Javid Sakhaee appeared before the Board and gave an overview of the project.

Mr. Young asked to confirm which floor will the windows be replaced.

Mr. Sakhaee said the third floor.

Mr. Young asked that the applicant measure the windows correctly and ensure the windows fit the openings.

Mr. Kelly added the current 3rd floor windows have been cased in.

The Chairperson referred to the guidelines that reflect that the windows need to fit brick to brick and referenced how the 2nd floor windows fit.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson moved to keep the public hearing open.

Reggie Young moved to accept the application subject to the following conditions:

- Windows must match the existing windows on the second floor in width and proportion (i.e. brick-to-brick installation, no infill) and 1/1 style.

The Chairperson seconded the motion.
The motion passed unanimously via roll-call vote.

AR 2021-108

Applicant: **Doug Smith, Director of Facilities**
Owner: **Mount Saint Mary College**
Location: **330 Powell Avenue**

Application to install two score boards on Mount Saint Mary College Campus.

Doug Smith appeared before the Board and gave an overview of the project.

Mr. Young asked if the scoreboards are 28 feet tall.

Mr. Smith confirmed.

Mr. Wilkinson asked what the back of the scoreboard looks like, what will the public see.

Mr. Smith said the back is painted flat black with steel framing.

Mr. Young said the scoreboard is taller than the houses across the street.

Mr. Kelly said the scoreboards will become part of the resident's view. Mr. Kelly requested a rendering.

Mr. Wilkinson asked for clarification of the 2 location options presented.

Mr. Smith said location 2 is in front of the MSMC parking lot.

Mr. Young said location 2 would be more preferable.
The Chairperson asked the applicant if they would be agreeable to location 2.

Mr. Smith said yes.

The Chairperson opened the public hearing.

Hannah Anderson commented on preserving the view shed.

The Chairperson moved to keep the public hearing open.

The Chairperson moved to table the application for submission of a perspective renderings from the "location 2" position.
Reggie Young seconded the motion.
The motion passed unanimously via roll-call vote.

AR 2021-109

Applicant:	**Jeff Wilkinson R.A.**
Owner:	**Leopoldo Mancilla and Anne Mancilla**
Location:	**22 Bay View Terrace**

Application to install siding, restore and enlarge porch with wood stairs, install windows, install dormer, enlarge roof at west façade, install roof shingles, restore original door and paint using colors from the Benjamin Moore Historic color palette.

Jeff Wilkinson appeared before the Board on behalf of the applicant and therefore recused himself from Board discussion and vote.

Mr. Wilkinson gave an overview of the project.

Mr. Kelly asked about the corner dormer balcony.

Mr. Wilkinson said there will be three glass doors.

Mr. Kelly asked about the chimney.

Mr. Wilkinson said it will remain and be repointed.

The Chairperson opened the public hearing.

Carson Carter spoke in favor of the project.

The Chairperson asked if there is only one chimney.

Mr. Wilkinson said there were two, one was capped and no plans to re-open.

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.

AR 2021-110

Applicant:	**John V. Waters**
Owner:	**Dubois Street Associates LLC**
Location:	**42 Dubois Street**

Application to install windows, remove paint and repoint brick, repair/replace roof and paint using colors from the Benjamin Moore Historic color palette.

Matthew Cordone and Sokol Binakaj appeared before Board.

Mr. Cordone gave an overview of the project.

Mr. Cordone said this building is being restored in collaboration with the New York State Preservation Office (SHPO).

Mr. Cordone said they are choosing similar colors that are currently used on the other properties that the Dubois Street Associates group owns.

The Chairperson asked for confirmation that all the Dubois Street Associates properties will have the same paint colors.

Mr. Cordone said yes, for all the Dubois Street buildings presented so far.

The Chairperson asked about the type of windows.

Mr. Cordone said they are using SHPO approved historic model windows from Sierra Pacific, comparable to Marvin windows.

Mr. Kelly asked about the proximity of the buildings owned by Dubois Street Associates in regards to using similar paint colors.

Mr. Cordone said the properties are scattered. Depending on where they are they will change the color palette when the buildings are close to each other.

Mr. Young asked if they are re-doing the pointed roof on the bay.

Mr. Cordone said the roof is in good shape, they will locally repair shingles that are loose and if there is deterioration they will repair in kind.

Mr. Young asked if they are keeping the cornice in kind.

Mr. Cordone confirmed.

The Chairperson opened the public hearing.

Carson Carter comment on the chimney.

The Chairperson closed the public hearing.

Mr. Kelly asked how the applicant proposes to remove the paint from the brick.

Mr. Cordone said they will use a non-toxic peel away method and re-point accordingly.

Jeff Wilkinson moved to accept the application as submitted.
The Chairperson seconded the motion.
The motion passed unanimously via roll-call vote.

AR 2021-111

Applicant:	**Hayden Building Maintenance Corp. / Timothy J. Kelly**
Owner:	**Torkwase Dyson**
Location:	**189 Lander Street**

Application to reconfigure the parapet walls and sidewalls.

Mr. James Kelly recused himself from the vote.

Mr. Wilkinson asked if there will be a guttering system installed.

Mr. Timothy Kelly confirmed, on the north side.

Mr. Wilkinson asked if they are modifying the roof to follow the truss system.

Mr. Timothy Kelly confirmed.

The Chairperson asked if any of these changes are visible from the street.

Mr. Timothy Kelly confirmed and said the north wall will be 16" lower.

Mr. Wilkinson said a functional concern is water flow and a proper guttering system.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Young said he would like to keep the parapet wall.

The Chairperson moved to table the application for input from the Building Department with respect to the proposed gutter system.
Jeff Wilkinson seconded the motion.
The motion passed unanimously via roll-call vote.

AR 2021-112

Applicant:	**David Kenan**
Owner:	**David Kenan and Nadela Kenan**
Location:	**278 Liberty Street**

Application to repair wood trim, replace existing slate and paint using colors from the Benjamin Moore Historic color palette.

Mr. Kenan appeared before the Board and gave an overview of the project.

The Chairperson asked for confirmation on what is being painted.

Mr. Kenan said the 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 recommended looking for a roofer and re-purposed slate.

Mr. Young requested more detail information on the metal trim on the slate roof, roof of the bay, where the roof meets the wood, the missing piece on the cornice.

The Chairperson moved to table the application for further review.
James Kelly seconded the motion.
The motion passed unanimously via roll-call vote.

AR 2021-097

Applicant:	**Adam Geiger**
Owner:	**Jacolies Joseph**
Location:	**419 Grand Street**

Application to request ratification of a previously installed fence.

Applicants did not appear. The Board tabled the application.

With no further business to discuss, the meeting adjourned at 10:06 p.m.

Respectfully Submitted:

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J.K. Gentile, Secretary

Approved:

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Michele Basch, Chairperson