

MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of December 14, 2021

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, December 14, 2021 at 6:30 p.m. using Zoom videoconference.

Members Present: Michele Basch, Chairperson
Christopher Hanson
James Kelly
Jeff Wilkinson
Reggie Young

Absent: Kate Flanagan

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

Meeting called to order at 6:44 p.m.

Minutes of the November 9, 2021 Meeting

Reggie Young moved to approve the minutes from the November 9, 2021 meeting as submitted.
Chris Hanson seconded the motion.
The motion passed unanimously via roll call vote.

CONSENT AGENDA

AR 2021-113

Applicant: Chris Damone
Owner: Onyemaechi Aneke
Location: 36 Dubois Street

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

Mr. Wilkinson said the vote is not based on the color chosen but the type of paint used and if the paint application is suitable for masonry purposes.

The Chairperson moved to table the application for further information on paint used and application thereof.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

OLD BUSINESS

AR 2021-035

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

Returning for determination on the porch.

James Kelly recused himself from the vote.

Alina Preciado appeared before the Board gave an overview of the proposed extension to front porch.

Mr. Kelly asked what type of columns will be used.

Ms. Preciado said round columns.

Mr. Young said the design does not reflect a support beam that runs across the top of the posts and holds the rafters to the porch roof. He asked what supports the rafters.

Ms. Preciado said a beam, but it is not visible on the drawing.

Mr. Wilkinson said this is an important architectural detail. The freeze needs an 8" to 10" drop detail on the drawing.

Ms. Preciado said she can reduce the column to allow for a freeze/girder.

The Chairperson moved to table the application for requested detail of the freeze on the drawing.

Chris Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2021-091

Applicant: Luigi Muccitelli
Owner: Richard Dee
Location: 100 Courtney Avenue

Returning for determination on ratification of a previously installed siding.

Richard Dee, Luigi Muccitelli, Michael Guadagno and George Pappas appeared before Board.

Mr. Muccitelli gave a brief background on the project. He spoke about the water damage that prompted the installation of vinyl siding.

Mr. Hanson reiterated that the house was purchased with wood siding that had been freshly painted. He said the applicant has the obligation to follow the historic district guidelines.

The Chairperson reiterated that as per the guidelines, vinyl siding cannot be approved. She said the options are most likely Hardie Board or wood siding.

Mr. Muccitelli asked if there is an option to tear down the vinyl siding and leave as is.

The Chairperson disagreed saying the building will deteriorate.

The Assistant Corporation Counsel referred the applicant to the East End Historic District guidelines for appropriate siding material.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson held the public hearing open.

The Chairperson moved to table the application for submission of an alternative proposal for siding. James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2021-104

Applicant:	Raymond Staffon
Owner:	General Traffic Equipment Corp.
Location:	259 Broadway

Returning to request ratification of previously installed building addition.

Raymond Staffon and Darcy Sarsfield appeared before the Board.

Mr. Staffon gave an overview of the additional materials submitted as per request of the Board at the October 2021 meeting.

Mr. Hanson said the addition has low visibility, recessed back and clearly not of the original structure.

Mr. Kelly asked what the addition siding material is.

Mr. Wilkinson said cedar lap siding.

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 as submitted. Reggie Young 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

Returning for determination to install two score boards on Mount Saint Mary College Campus.

Doug Smith appeared before the Board and gave an overview of additional materials submitted as per request of the Board at the November 2021 meeting.

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 as submitted, with the installation of two non-illuminated scoreboards as indicated in in "Location Option 2" on the application submission.

Chris Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2021-103

Applicant: Vera Best
Owner: Vera Best
Location: 206 Liberty Street

Application to install new windows, replace existing siding and paint using colors from the Benjamin Moore Historic color palette.

Applicant not present for the meeting.

Application tabled.

AR 2021-080

Applicant: Sims Foster
Owner: Foster Supply Hospitality
Location: 48, 54, 62 Grand Street

Application to convert structures into hotel and event space.

Matthew Milnamow and Jim Diana appeared before the Board.

Mr. Milnamow gave an overview of the current updates to the design of the buildings (YMCA and American Legion buildings) since last presentation to the Board in August 2021.

Mr. Milnamow presented design plans and described how the two buildings will be joined together with a new, contemporary, 3-story stair tower, and transparent glass connection with fiber cement siding on the sidewalls with punched openings.

Mr. Wilkinson asked if the connection is recessed from the existing buildings.

Mr. Milnamow presented how it is set back from the front façades.

Mr. Young asked why painted concrete for the new connector.

Mr. Milnamow said the paint application aids in longer duration.

Mr. Hanson asked for additional information on the sidewall punch-outs.

Mr. Milnamow said they will have more design information on the punch-outs available at the next meeting.

Mr. Young requested more examples for siding spec treatments.

Mr. Diana gave an overview of the current updates to the design of the Event Space building (Masonic Temple building) since last presentation to the Board in August 2021. He said they added an attached addition on the right back side of the building. The rooftop bar has been removed.

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 for color renderings and material specifics.

Reggie Young 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

Returning for determination to replace commercial entrance door and recondition/repaint bricks.

Navia and Juan Galaviz appeared before the Board.

Ms. Galaviz gave an overview of the new drawing plan submitted.

Mr. Young requested more details on the drawing plan including door, trim and measurements.

The Chairperson moved to table the application for additional research on the door type and spec sheet, trim details and measurement detail on drawing plan.

James Kelly 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

Returning for determination to remove/lower upper courses of parapet wall and reconfigure sidewalls.

Mr. James Kelly recused himself from the vote.

Timothy J. Kelly appeared before the Board and presented the proposed gutter system and where it will be placed.

Mr. Young asked about a galvanized gutter.

Mr. Kelly said a galvanized gutter would rust in time.

Mr. Wilkinson asked if the gutter color will match the color of the fascia.

Mr. Kelly confirmed that the color (white) will match.

Reggie Young moved to accept the application as submitted, subject to the gutter being a 7", commercial box gutter style (option #2, style D, white, as indicated in the application submission).

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

NEW BUSINESS

AR 2021-114

Applicant: Ramirez Renovation
Owner: Denis Cruz and Doris L. Alicea
Location: 35 Liberty Street WH

Application to replace an existing 2-level deck.

Miguel Ramirez and Cindy Krol appeared before the Board and gave an overview of the proposed project.

Mr. Kelly requested more information on the material

Ms. Krol said the deck material will all be decorative components, much like the front porch.

Mr. Young requested photos and/or cut sheets of the proposed materials.

The Chairperson opened the public hearing.

No one present for or against the project.

The Chairperson closed the public hearing.

The Chairperson moved to table the application for further information on the materials.

Chris Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2021-115

Applicant:	Gerald Brauer –Go Permits – Home Depot
Owner:	30 Lutheran Street LLC
Location:	30 Lutheran Street

Application to install new windows.

Barrington Haye and Carlton Stone appeared before the Board.

Mr. Stone gave an overview of the project.

Mr. Young asked for confirmation of window style.

Mr. Stone said 1/1.

Board discussed preference for Anderson 400 Series. Applicant prefers 100 Series due to cost, in consideration of the total number of street facing windows that are being replaced.

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 approve the application as submitted, subject to the following condition; windows shall be Andersen 100 Series, 1/1 style.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2021-116

Applicant: Anthony M. Williams
Owner: Greenheart Holdings, LLC
Location: 61 Carson Avenue

Application to install new windows, install new front door, repair front porch and porch steps, install new fence and paint using colors from the Benjamin Moore Historic color palette.

Anthony and Michele Williams appeared before the Board.

Mr. Williams gave an overview of the proposed project. He amended this application to confirm no installation of new windows. They will repair the existing windows instead. He said his contractor recommended replacing the siding instead of painting the siding.

Mr. Kelly asked what is underneath the existing siding.

Mr. Williams said they do not know.

Mr. Hanson asked if they do replace the windows, what model of Anderson Windows would they choose.

Mr. Williams said if the windows cannot be repaired they will choose the Anderson 400 Series windows.

Mr. Kelly suggested the front door should have a glass transom.

Mr. Hanson asked about the height of the proposed fence and whether it would track along the same footprint.

Mr. Williams said 3 ½ feet tall and same footprint.

The Chairperson asked if the fence will be painted white.

Mr. Williams confirmed.

Mr. Hanson requested exact material specs for the front steps; railings, newel posts and spindles.

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 a portion of your application, as submitted, and as follows: repair current windows or replace windows with Andersen 400 Series, double hung wood, install 3 ½ foot wood picket fence, painted white and return for balance of application.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2021-074

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

Seeking approval of new construction of a multi-story residential building.

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

Mr. Petruncola gave an overview of the proposed project.

Mr. Hanson asked if the existing courtyard be eliminated by the new structure.

Mr. Petruncola said yes.

Mr. Young if the building comes to the sidewalk.

Mr. Petruncola said it is recessed back 8 feet from the sidewalk and aligns with the face of the Newburgh Ministry, about 3 feet off of the property line.

Mr. Kelly asked what is the height of the service tower and the mansard roof.

Mr. Petruncola said the height of the eve to the mansard roof is 61 feet, total top of roof from mansard is 72 feet and the height of the service tower is 80 feet.

Mr. Kelly asked how tall is the Newburgh Ministry.

Mr. Petruncola said 30 feet.

Mr. Kelly suggested removing the stucco, keep the design simple. The current design is too busy.

Mr. Hanson and Mr. Young agreed.

Mr. Wilkinson said the two entranceways are confusing. The proposal does not feel unified. He suggested a structure made of all brick. He suggested removing the mansard roof and scale retention to the ground floor.

The Chairperson said she does not have an issue with the height but agrees the design should be simpler.

The Chairperson opened the public hearing.

Judy Thomas agreed that the design should be simple and the height should be reduced.
Hannah Anderson agreed with the Board's recommendations.

The Chairperson kept the public hearing open.

The Chairperson moved to table the application.

Chris Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

With no further business to discuss, the meeting adjourned at 10:20 p.m.

Respectfully Submitted:

Approved:

J.K. Gentile, Secretary

Michele Basch, Chairperson