MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of May 9, 2023

The monthly meeting of the City of Newburgh Architectural Review Commission ("ARC") was held on Tuesday, May 9, 2023 at 6:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, New York 12550.

Members Present:	Michele Basch, Chairperson Michael Buonanno Carson Carter Kate Flanagan Schnekwa McNeil (arrived 6:41 p.m.) Gregory Nato
Absent:	Chris Hanson James Kelly
Also Present:	Jeremy Kaufman, Assistant Corporation Counsel J.K. Gentile, Secretary to the Land Use Boards

Meeting called to order at 6:37 p.m.

Minutes of the March 14, 2023 ARC meeting

Gregory Nato moved to accept the minutes from the March 2023 ARC meeting.
Kate Flanagan seconded the motion.
The motion passed unanimously via roll-call vote.

Minutes of the April 11, 2023 ARC meeting

Carson Carter moved to accept the minutes from the April 2023 ARC meeting.
Kate Flanagan seconded the motion.
The motion passed unanimously via roll-call vote.

CONSENT AGENDA

AR 2023-044

Applicant:	**Newburgh SHG 75 LLC**
Owner:	**Newburgh NY Holdings LLC**
Location:	**13 Dubois Street**

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

AR 2023-050

Applicant:	**Will Shuttleworth/74 Carson, LLC**
Owner:	**74 Carson, LLC**
Location:	**74 Carson Avenue**

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

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

OLD BUSINESS

AR 2023-026

Applicant:	**Niemotko Architects PC / David Niemotko**
Owner:	**Eldz Property LLC**
Location:	**199 Chambers Street**

Returning for determination to install new windows.

Sebastian Carlton appeared before the Board and gave an overview of the details requested at the March 2023 meeting.

The Chairperson asked if the window installment will be brick to brick.

Mr. Carlton confirmed, with a top arch aluminum fill.

Mr. Carter asked about the holes in the storefront.

Mr. Carlton said the renovations are being handled in phases. He said only the windows are being addressed at this time. He said the applicant will bring an application to the Board for the storefront at a later date.

The Chairperson asked if the bricked-up windows will be opened and revealed.

Mr. Carlton confirmed.

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

AR 2023-037

Applicant:	**Karl Burrell/Burrell Management & Maintenance LLC**
Owner:	**Simangaye Xaba**
Location:	**8 Liberty Street WH**

Returning for determination to repoint the brick and restore the front porch steps.

Karl Burrell appeared before the Board and gave an overview of the additional details requested by the Board at the April meeting.

Mr. Carter asked if there are plans to paint the porch and if yes, what color would be chosen.

Mr. Burrell said they will be using pressure treated wood. He said once the wood dries, they will paint the wood the same color as the exterior.

Mr. Carter asked if the stone step at the base will remain.

Mr. Burrell confirmed. He said the end post will screw into the top of the stone base.

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

NEW BUSINESS

AR 2023-045

Applicant: **John Antinori**
Owner: **John Antinori**
Location: **135 South William Street**

Application to install new sidewalks.

The City Engineer's comment letter was made a matter of record.

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

The Chairperson asked the applicant if he proposes curb installation.

Mr. Antinori said the proposed area is entirely a driveway apron. He said he will place a cement curb to hold the sidewalk in place in accordance with the specifications by the City Engineer.

Mr. Nato asked to describe the location of the proposed sidewalk.

Mr. Antinori said the proposed sidewalk will start at the fence gate and will run along to the end of the garages.

Ms. Flanagan referred to the City Engineer's letter regarding the Streetscape Standards and the installation of granite curbing.

Mr. Carter said the City Engineer's letter refers to the reconstruction of the corner of South William Street and South Lander Street and the installation of granite curbing.

The Chairperson said granite curbing would not be feasible in consideration that the proposed area is all driveway apron.

The Chairperson opened the public hearing.

Erik Cooney spoke in favor of the application.

The Chairperson closed the public hearing.

The Chairperson moved to approve the application to the extent that the curb (or curb cut) material shall be concrete and the sidewalk surface shall be brushed concrete. The applicant shall comply with the remaining details in the City Engineer's comment letter and in the City's Streetscape Standards generally.
Michael Buonanno seconded the motion.
The motion passed 5-1 via roll-call vote.

AR 2023-046

Applicant:	**Jon Moss/Berg + Moss Architects, PC**
Owner:	**Aamir Mumtaz**
Location:	**87 City Terrace**

Application to install new windows, install new front entrance door, repair cornice, restore limestone header and paint using colors from the Benjamin Moore Historic Color palette.

Jon Moss appeared before the Board and gave an overview of the proposed project.

Mr. Moss said the basement windows will remain as is.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Kate Flanagan moved to approve the application as submitted.
Carson Carter seconded the motion.
The motion passed unanimously via roll-call vote.

AR 2023-047

Applicant:	**Erik Cooney/188-194 Broadway, LLC**
Owner:	**96 Carson, LLC**
Location:	**188-194 Broadway, LLC**

Application to install a new storefront system, install new lighting, install new signage band, repair/restore brick, remove rear roof, install new gate and paint using colors from the Benjamin Moore Historic Color palette.

Chris Berg and Erik Cooney appeared before the Board.

Mr. Berg gave an overview of the proposed project.

Mr. Carter asked if there are plans for a drip cap over the signage.

Mr. Berg said there is likely one existing that they will repair.

Mr. Nato asked if there is a means of egress for the courtyard.

Mr. Cooney said there is an existing gate to the courtyard.

Mr. Carter asked what is proposed for the cap material for the courtyard exterior wall.

Mr. Berg said a 2" recast stone overhang in mortar color.

Mr. Carter asked if the brick would remain as is.

Mr. Cooney confirmed.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

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

AR 2023-048

Applicant:	**Chris Berg/Berg + Moss Architects**
Owner:	**Newburgh SHG 86 LLC**
Location:	**15 Dubois Street**

Application to install front porch and hood, install new lighting, install new fence, install new windows, install new front entrance door, replace edge flashing, repair dormer, repair/restore cornice, repair water table, repair/repoint brick, repair fire escape, replace shingles if necessary and paint using colors from the Benjamin Moore Historic Color palette.

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

The Chairperson asked what is proposed for the front door.

Mr. Berg said a pair of all glass, classic Newburgh, refurbished storm doors.

The Chairperson asked what is proposed for the windows.

Mr. Berg said aluminum clad, double hung, 2/2 style wood windows that will match the 13 Dubois Street sister building.

The Chairperson asked if they propose to keep the building color.

Mr. Berg said the proposal is to remove the paint and maintain the brick. He said if they discover the brick is in poor condition, they will submit a paint color to the Board for review.

Mr. Carter recommended a copper trim down the middle to differentiate the two buildings.

Ms. Flanagan said an updated elevation drawing would be necessary for approval and submission to the Building Department.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

The applicant requested a table of its application to submit additional details.

AR 2023-049

Applicant:	**Jon Moss/Berg + Moss Architects**
Owner:	**Colonial1932 LLC**
Location:	**74 Lander Street**

Application to install new doors, install new lighting, install new windows, install new stairs, install new gutters and leaders, rebuild the rear porch, repair cornice and fascia, repair the fire escape, repair roof as needed, clean and repoint brick and paint using colors from the Benjamin Moore Historic Color palette.

Jon Moss appeared before the Board and gave an overview of the proposed project. He said this property was before the Board last year. He said the new owner is requesting to restore the rear porch and 3rd floor windows.

Mr. Carter asked if the lintels will remain the same with the 3rd floor windows being adjusted downward.

Mr. Moss said the lintels will remain as is.

The Chairperson asked about the condition of the chimneys.

Mr. Moss said the chimneys are remaining and will be repointed.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Carter asked about the roof repair material.

Mr. Moss said the roof repair material will be asphalt.

Gregory Nato moved to approve the application as submitted subject to the following conditions:

- The roof repair material will be asphalt and be accompanied by an elevation drawing to reflect the same.

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

With no further business to discuss, the meeting adjourned at 7:45 p.m.

Respectfully Submitted:

J.K. Gentile, Secretary

Approved:

Michele Basch, Chairperson