

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

Michele Basch, Chairperson
J.K. Gentile, Secretary
Phone: (845) 569-7383

MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of July 11, 2023

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, July 11, 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 6:37 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 6:31 p.m.

Minutes of the June 13, 2023 ARC meeting

Gregory Nato moved to accept the minutes from the June 2023 ARC meeting.
Carson Carter seconded the motion.
The motion passed unanimously via roll-call vote.

CONSENT AGENDA

AR 2023-069

Applicant: Chris Berg/Berg + Moss Architects, PC
Owner: Chayim Lerner
Location: 168 South Street

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

AR 2023-070

Applicant: Rudolph Robinson
Owner: Rudolph Robinson
Location: 115 William Street

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

AR 2023-071

Applicant: Kim Barrett
Owner: Kim Barrett
Location: 500 Liberty Street

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

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

OLD BUSINESS

AR 2022-007

Applicant: Rashell Villa
Owner: Rashell Villa
Location: 52 Liberty Street WH

Amendment to 10/11/22 approved application. Substituting Historic Color paint Sherwin Williams “Rockwood Sash Green” with Sherwin Williams “Downing Slate”.

Rashell Villa and Claudio Villa appeared before the Board.

Ms. Villa gave an overview of the proposed amendment.

Mr. Nato asked if the submitted photo indicates the current grey paint color.

Ms. Villa confirmed.

The Chairperson asked if the house has already been painted.

Ms. Villa confirmed.

Ms. Flanagan asked if the front door, shown in the submitted photo, has been changed from the last ARC approval.

Ms. Villa said the current door is the door that was approved by the ARC.

Mr. Carter referred to the past plan set submitted and confirmed the current door is not what is represented on the past approved plan set.

Kate Flanagan moved to approve the amended application (for paint color only) as submitted.
The Chairperson seconded the motion.
The motion passed unanimously via roll-call vote.

AR 2023-053

Applicant: Jon Moss/Berg + Moss Architects, PC
Owner: Moishe Herczl
Location: 182 Broadway

Returning for determination to install new siding, install new lighting fixtures, install new door, install new signage band, remove surface wiring, restore missing tracery, reset/restore cornice and paint using colors from the Benjamin Moore Historic Color palette.

Jonathan Moss appeared before the Board and gave an overview of the details requested at the June 2023 meeting. He said they provided a Hardie Board specification for the siding for the likelihood that what is underneath is rotted. He said if it is not rotted, they will salvage and restore. He said they added a new residential door to the plan.

Mr. Carter said his concern is replacing the siding on the residential portion but maintaining the storefront portion as is. He said it reinforces that the look of the storefront is adequate.

The Chairperson moved to approve the application as submitted.
Michael Buonanno seconded the motion.
The motion passed 5-1 via roll-call vote.

NEW BUSINESS

AR 2023-056

Applicant: Yanikza Jimenez
Owner: Ashley David Brun & Yanikza Jimenez
Location: 24 Courtney Avenue

AR 2023-068

Applicant: James H. Ray
Owner: James H. Ray & Margaret M. Ray
Location: 22 Courtney Avenue

Applications to restore the front porches.

Applications AR2023-056 and AR2023-068 called into the record together as the properties share an attached porch.

Ashley Brun, Yanikza Jimenez, James Ray and Margaret Ray appeared before the Board.

Ms. Jimenez gave an overview of the proposed project.

Mr. Carter asked if the porch will be painted.

Mr. Brun said the posts and risers will be painted using Benjamin Moore Historic Color palette HC-70 to match the cornice and the treads will be stained.

Ms. Flanagan requested that the paint swatch and the specified portions of the porch that will be painted be submitted for record.

The Chairperson asked if the lattice will be painted.

Mr. Brun said yes.

Mr. Buonanno asked if brick work is proposed.

Ms. Jimenez said the piers will be brick.

Mr. Nato asked what type of brick will be used.

Ms. Jimenez could not confirm.

Mr. Carter requested brick type, measurements and a deck floor plan be submitted.

Ms. Flanagan added to submit the paint color swatch.

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 the requested details.

AR 2023-057

Applicant:	Renee McKee/Erie Home
Owner:	Harald Heissmann
Location:	372 Grand Street

Application to install new roof shingles.

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

The Chairperson asked to confirm the shingle type.

Mr. DiDio said IKO Dynasty in Cornerstone. He presented a material sample for the Board's review.

The Chairperson asked what type of shingle is currently on the roof.

Mr. DiDio said a fiberglass shingle.

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 approve the application as submitted.

Kate Flanagan seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2023-058

Applicant: Yuliexis Perez

Owner: Yuliexis Perez

Location: 8 Mill Street

Application to install new front deck.

Applicant was not present for the meeting.

The Board tabled the application to the August 2023 meeting.

AR 2023-059

Applicant: Jessica Kuhn & Gary Quiggle

Owner: Jessica Kuhn & Gary Quiggle

Location: 116 First Street

Application to replace the front entry stairs.

Jessica Kuhn and Gary Quiggle appeared before the Board.

Mr. Quiggle gave an overview of the proposed project.

Mr. Nato asked for more detail on how they plan to achieve the proposed design and provide specification sheets for the materials they propose to use.

Ms. Flanagan said she is missing other views of the plan. She said the curve in the railing is not achieved in the drawing. She agreed with Mr. Nato on providing specification sheets for the materials and if they should decide on salvaging parts, to provide photos of those salvaged materials for presentation.

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 the requested details.

AR 2023-060

Applicant:	James Tyler
Owner:	James Tyler
Location:	185 N. Miller Street

Application to repair/replace eaves, install new brackets and paint using colors from the Benjamin Moore Historic Color palette.

James Tyler appeared before the Board and gave an overview of the proposed project.

The Chairperson asked if any of the brackets remain.

Mr. Tyler said all the brackets were removed when the vinyl overlay was placed over the eave.

The Chairperson asked to confirm that the brackets will be fabricated.

Mr. Tyler confirmed and said there will be a total of seven brackets fabricated.

Mr. Carson asked what the proposed material for the bracket is.

Mr. Tyler said a PVC/AZEK material.

The Chairperson referred to the East End Historic Guidelines regarding accepted material.

Mr. Carson asked for size and dimensions of the proposed brackets.

Mr. Nato referred to the submitted drawings to confirm scale and dimension. He said the size is 11" x 11" x 3".

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, subject to the specified bracket measurements proposed: 11" x 11" x 3".

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2023-061

Applicant:	Sisha Ortuzar/85 Renwick Street LLC
Owner:	85 Renwick Street LLC
Location:	85 Renwick Street

Application to construct a new, mixed-use building.

Sisha Ortuzar, Erik Cooney, and Jonathan Moss appeared before the Board.

Mr. Cooney gave a brief overview of the proposed building.

Mr. Moss gave an overview of the building details.

Mr. Carter asked the applicant to elaborate on the proposed fencing on the Liberty Street side.

Mr. Moss said the fencing was placed as a safety precaution as Liberty Street slopes at the entrance elevation.

Mr. Carter asked about the upper proposed fence.

Mr. Moss referred to plan sheet SK001. He said the fence appears taller than the below fence detail due to the street slope. He said the intention of this fence is to surround the residential stoop for safety. Mr. Moss said he can change its length to match the fence treatment on Renwick Street.

Mr. Carter asked if material specifications are available.

Mr. Moss said not at this time, but they plan to propose thin brick and Hardie Board.

Mr. Nato said the proposed volume of the massing is undulating and gives the appearance that they are separate buildings.

Mr. Buonanno said the massing makes sense. He asked the applicant how he envisions the use of the retail space.

Mr. Ortuzar said that is currently unknown. He said it is an awkward lot, as it slopes in two different directions.

The Chairperson said she agrees with the massing and basic design. She said it respects the buildings on both sides. She anticipates reviewing more detail.

Ms. Flanagan said it is a thoughtful way to handle a corner lot. She likes how they handled the intersection of industrial and residential feel. She asked about the style difference given to the storefront window treatment on the Liberty Street side.

Mr. Nato agreed and added these windows deviate from the consistency of the other window sashes and thickness.

Mr. Moss said he can address the fenestration on that corner.

Mr. Buonanno asked if there are plans for roof access.

Mr. Ortuzar said not currently.

Ms. Carson said the massing is appropriate for that corner.

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 for further review.

AR 2023-062

Applicant:	Chris Berg/Berg + Moss Architects, PC
Owner:	Darkei Hakolelim Inc.
Location:	60 Benkard Street

Application to paint using colors from the Benjamin Moore Historic Color palette and a request for ratification of work performed: rebuilt front entrance stairway.

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

The Chairperson asked if there are photos of the property prior to the changes made.

Mr. Moss said he does not.

Mr. Buonanno said it is difficult to offer opinion not knowing what it looked like originally.

Mr. Carter researched archived photos and found the original staircase had bullnose steps.

The Chairperson reviewed the archived photo and said what has been done appears stark and unfinished.

Mr. Nato said the first step does not overlap the bottom step appropriately.

Ms. Flanagan requested materials of what existed previously.

Ms. McNeil said the current style is not historically appropriate.

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 for submission of additional details.

AR 2023-063

Applicant:	John Waters
Owner:	The City of Newburgh
Location:	123 Renwick Street

Application to install new windows, repair window framing, repair storefront doors and transom, restore existing cast iron columns, install new entry door, repair wood paneling, repair window sills and lintels, repair cornice, repair roof, remove roll down gate, brick repointing and painting using colors from the Benjamin Moore Historic Color palette.

Kristine Magliano appeared before the Board and gave an overview of the proposed project.

Mr. Carter said he would like to see the bay windows painted.

Mr. Buonanno requested a sample of the bay window stain as the rendering does not provide an accurate reflection of the color.

The Chairperson asked if the roll down gates will be removed.

Ms. Magliano confirmed.

Mr. Carter asked if the fire escape is remaining.

Ms. Magliano confirmed.

Mr. Carter asked if they propose any treatment to the roof.

Ms. Magliano said they propose to repair the flat roof. She said there is no access to the roof, they do not plan to add a bulkhead or any new structures.

The Chairperson asked if they are any plans for a green roof.

Ms. Magliano said it has been considered but no research has taken place.

Mr. Carter asked about the existing one-story attached building.

Ms. Magliano said it will be used as storage. She said there are no windows or doors, and it is only accessed through the main space.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

The Chairperson requested the submission of the bay window wood stain and to fix the rendering to reflect the blue trim on the bay windows.

Mr. Carter requested specifications on the fencing.

Ms. Flanagan agreed and asked that it include the dimensions and height.

Mr. Carter asked about the doors.

Ms. Magliano said they propose to restore the doors, storefront openings and transoms and add new glass.

Mr. Carter said the storefront design on the elevations are not matching the renderings. He requested the submission of an updated plan set.

Mr. Carter asked what is proposed for the sidewalks.

Ms. Magliano said they propose stamped, dyed concrete.

The applicant requested a table of its application for submission of requested details.

AR 2023-064

Applicant: Jonathan Moss/Berg + Moss Architects, PC
Owner: Zeqir Hakanjin
Location: 405 Grand Street

Application to install new windows, install new siding, install new roofing shingles, replace front entrance stair treads, restore existing retaining wall, brick repointing and paint using colors from the Benjamin Moore Historic Color palette.

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

Mr. Carter said the downspouts and brackets are not existing. He said currently there is no continuity with the sister building.

Ms. Flanagan said the current roof material and color does not match.

The Chairperson asked if the cinder block retaining wall will remain.

Mr. Moss said they propose to remove the cinder block and replace with brick.

The Chairperson asked if the doors would remain.

Mr. Moss confirmed.

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 replacing the roof to match the sister building. She said if stained glass cannot be found, to replace what was originally there, replace with it with regular glass.

Mr. Nato added to return the roof color back to the original tan color.

Mr. Moss asked if the preference is for flat windows as opposed to the bay windows.

Mr. Nato said flat windows.

Mr. Buonanno recommended matching all brick work.

Mr. Carter recommended a lime wash brick for continuity.

The Chairperson requested a submission of the brick type and color.

The applicant requested a table of its application for submission of requested details.

AR 2023-065

Applicant: Paula Donaldson/SheWorksShe
Owner: Raynard Shorter & Shaniqua Williams
Location: 296 Grand Street

Application to install new roof and Yankee gutters.

Paula Donaldson appeared before the Board and gave an overview of the proposed project.

Mr. Carter asked what the flashing material is.

Ms. Donaldson said she does not have that information.

Mr. Nato asked if they propose to repair the side windows.

Ms. Donaldson said they propose to repair the window frame with pressure treated wood and paint.

Ms. Flanagan said the submission of details are not adequate to fully review the application.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

The Chairperson requested the submission of the flashing material, window design, material, and paint trim color.

The applicant requested a table of its application for submission of requested details.

AR 2023-067

Applicant: Jonathan Falcon
Owner: 22-24 Liberty LLC
Location: 22 Liberty Street

Application to request a ratification of work performed; paint façade of brick building.

Jonathan Falcon appeared before the Board and gave an overview of the proposed project.

Ms. Flanagan said because this building is within the historic area the application is to adhere to the East End Historic guidelines. She said Sherwin Williams offers a variation of a pink color in its Historic Color Palette and she recommends referring to that palette.

Mr. Buonanno agreed with a pink color within the Historic Color Palette.

Mr. Carter agreed with a pink color within the Historic Color Palette.

Mr. Nato agreed with a pink color within the Historic Color Palette.

Ms. McNeil would prefer it be restored to the original brick color.

The Chairperson agreed with a pink color within the Historic Color Palette.

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 for consideration of a new paint color within the Historic Color Palette.

With no further business to discuss, the meeting adjourned at 8:57 p.m.

Respectfully Submitted:

Approved:

J.K. Gentile, Secretary

Michele Basch, Chairperson