

MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of January 9, 2024

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, January 9, 2024, at 6:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, New York 12550.

Members Present: Chris Hanson, Acting Chairperson
Michael Buonanno
Carson Carter
James Kelly
Gregory Nato

Absent: Michele Basch, Chairperson
Kate Flanagan
Schnekwa McNeil

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.

OLD BUSINESS

AR 2023-097

Applicant: Barbara Verrochi
Owner: Barbara Verrochi and Kristin Schaumleffel
Location: 282 Liberty Street

Amendment to September 12, 2023 approved application.
Substituting EcoStar roof tile color from “Hampton Harbor” to “Saranac Smoke.”

Chris Berg appeared before the Board and gave an overview of the proposed changes to the original plan. He said the roof tile is the same manufacturer, Eco Star, but the applicant decided on a different color, grey instead of brown.

Gregory Nato moved to approve the amended application as submitted.
Chris Hanson seconded the motion.
The motion passed unanimously via roll-call vote.

AR 2023-077

Applicant: Rochel Ellis-Smith
Owner: Amelia Realty LLC
Location: 8 Bay View Terrace

Returning for determination to install a new roof, install a new gutter system, install new siding, install a new porch, install new windows, install a new front door and paint.

Rochel Ellis-Smith appeared before the Board and gave and reviewed her updated submission from the December meeting. She said she has submitted quotes from two contractors for two different shingle materials: synthetic slate and asphalt. She asked the Board to consider the cost difference between the two and sought approval to use asphalt. She said she received a letter from the State Historic Preservation Office (SHPO) about asphalt shingles.

The Assistant Corporation Counsel requested the applicant to submit the SHPO letter to the Secretary of Land Use Boards if the applicant wants the Board to consider the letter.

Mr. Kelly asked about the material for the gable shingle.

Ms. Ellis-Smith said it would be wood or Hardie Board.

Ms. Carter asked for confirmation that the gable design has changed.

Ms. Ellis-Smith confirmed and said she added a fish scale design. She said the gables are no longer there and a re-build offers an opportunity to add design.

Mr. Kelly asked if the gable would be bordered with a trim piece or whether the clapboard would terminate at the base of the fish scale. He said it originally had a border.

Ms. Ellis-Smith said she would incorporate a border with a trim piece.

Mr. Carter asked if the Yankee gutter would be replaced.

Ms. Ellis-Smith said a Yankee gutter is not functional.

Mr. Kelly said that Yankee gutters are functional and last longer.

Mr. Hanson said the Yankee gutter would need to be part of the design to maintain historic integrity and function of the building.

Mr. Kelly said the proposed flat soffit is not in keeping with the historic design and recommended the installation of proper eaves.

Mr. Carter said with the siding removed, the window surrounds are visible. He requested details for the window design.

Ms. Ellis-Smith said it is difficult to provide the requested exterior details when she is currently focused on stabilizing the building from collapse.

Mr. Nato said the work started on this property located in the East End Historic District without a complete set of plans and the work has uncovered original building details that are now evident. He requested the consideration and reincorporation of all the historic details.

Mr. Hanson requested product samples and specifications.

Mr. Kelly requested details of the corner, window, roof shingle specifications, soffit, re-installation of Yankee gutters, re-installation of eaves at the proper angle, trim profiles, door, and the submission of the SHPO letter.

Mr. Buonanno requested details on the rear extension.

Mr. Hanson requested all details and dimensions be reflected on a revised plan set submission.

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

AR 2023-121

Applicant: Chris Berg/Berg + Moss Architects, PC
Owner: 60 William Street LLC
Location: 58 William Street &- 60 William Street

Returning for determination to construct a new mixed-use building.

Chris Berg appeared before the Board and gave an update on the revised design.

Mr. Carter asked if there was a material change to the top level.

Mr. Berg said yes, the material is a galvanized corrugated metal in a “Blue Zinc Matte” color.

Mr. Hanson asked if the metal is susceptible to browning.

Mr. Berg said it is a treated metal, hard finish like aluminum with a powder finish.

Mr. Carter is in favor of the storefront update.

Mr. Buonanno agreed.

Gregory Nato moved to approve the application as submitted.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2023-062

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

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

Chris Berg appeared before the Board and gave an overview of the details requested at the November 2023 meeting: treads removed and replaced with bullnose treads.

James Kelly moved to the application as submitted.

Chris Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2023-122

Applicant: Chris Berg/Berg + Moss Architects, PC

Owner: Mid Hudson Film LLC

Location: 50, 50 1/2, 52, and 54 Liberty Street

Returning for determination to construct a new mixed-use building.

Andrew Schrijver and Chris Berg appeared before the Board.

Mr. Berg gave a brief overview of the design updates per Board review in November. He reviewed the submitted shadow study. He requested stamped and dyed concrete on Liberty and Lafayette and brushed concrete with granite or reset bluestone curbs on Johnes Street.

Mr. Kelly about the choice for a pitched roof on such a large building.

Mr. Schrijver said a pitched roof assists with water maintenance.

Mr. Berg said a pitched roof is a cost-effective way to build a roof and from multiple street views the only thing you would see is the overhang of the roof.

Mr. Buonanno asked about the total number of apartments for the project.

Mr. Schrijver said 154 apartments.

Mr. Kelly asked about the rationale behind the one brick course.

Mr. Hanson recommended adding patterns to reduce the appearance of massing.

Mr. Berg said the one brick course update responded to the Board members' recommendations at the November meeting.

Mr. Hanson recommended putting the building into three masses, no undulation, and a shift in roofing between the massing.

Mr. Berg said they proposed brick for the first floor and a panel system for the 2nd through 5th floors. He said they propose an earthy color scheme.

Mr. Buonanno asked if a flat roof on the highest point could be considered.

Mr. Carter said on the first iteration there were no cornices. He asked why the cornices were raised above the roof.

Mr. Berg said to deal with water.

Mr. Hanson said the storefront offers more opportunity for color variation at the street level.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson held the public hearing open.

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

NEW BUSINESS

AR 2023-136

Applicant: Thomas Wright
Owner: Consolidated Spring LLC
Location: 102 S. William Street

Application to remove a 2nd floor door, restore window bay and install new windows.

Thomas Wright appeared before the Board and gave an overview of proposed project.

Mr. Kelly asked if the ramp was part of the renovation.

Mr. Wright said the ramp was not part of the renovation.

Mr. Carter asked if the new windows would align with the existing ones.

Mr. Wright confirmed.

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.

Carson Carter seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2024-001

Applicant: Chris Berg, R.A./Berg + Moss Architects, PC
Owner: Priscilla Abreu and Arturo Aloy
Location: 19 Liberty Street WH

Application to install a new front door, rebuild stoop and garden wall, install new awning 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.

Mr. Kelly asked why brick was selected for the walls of the stoop, as brick is not a historically accurate material. He said it would have been originally wood with masonry piers. He said concrete stoops were added in the 1930s/1940s.

Mr. Berg said it was the owner's preference.

Mr. Hanson said it changes the rhythm to the street, the neighboring properties have wood or concrete stoops with an open rail system.

Mr. Berg said he would revise to brownstone with bluestone treads and an open handrail system.

Mr. Berg asked about the brick retaining wall and front door.

The Board agreed with the brick retaining wall and front door.

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 2024-002

Applicant: Alvin Moonesar
Owner: VIP Partners LLC
Location: 46 William Street

Application to install new signs.

Alvin Moonesar appeared before the Board and gave an overview of proposed project.

Mr. Kelly asked if the sign will have raised letters.

Mr. Moonesar said yes, 1/8' aluminum, stud-mounted pieces with a spacer on the back.

Mr. Carter asked if the letters would be on the same plane.

Mr. Moonesar confirmed and said the rendering does not show it correctly aligned.

Mr. Nato recommended the same size letters should align on the same plane.

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, subject to the following conditions:

- The words “Liberty” and “4T6 Restaurant” are size 15” and at the same height, the words “Gadget”, “Business Center” and “& Lounge” are size 14” and at the same height and the word “World” is size 14” and located below the word “Gadget”

Carson Carter seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2024-003

Applicant: Jeff Wilkinson, R.A
Owner: Newburgh Community Land Bank, Inc.
Location: 44 South Miller Street

Application to install a new front door, install new windows, install new front entrance stair system, install new fence, restore cornice, restore fascia and brackets, repair/restore brick, remove fire escape and paint using colors from the Benjamin Moore Historic Color palette.

Jeff Wilkinson appeared before the Board and gave an overview of the proposed project.

Mr. Carter asked about the status of the chimney.

Mr. Wilkinson said the chimney is in significant disrepair, it cannot be reconstructed, and it no longer serves any purpose to the building.

Mr. Kelly asked if it is a single door opening.

Mr. Wilkinson confirmed.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

James Kelly moved to approve the application as submitted.

Chris Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

PRESENTATION ONLY:

AR 2024-004

Applicant: Lisa Silverstone/Safe Harbors of the Hudson, Inc.
Owner: Safe William Street Partners LLC
Location: 69 William Street

Application to construct a new, mixed-use building

Lisa Silverstone, Mark Ginsberg, Bryan Tooze, Justin Stein, Alexandra Hanson and Joseph Frewer appeared before the Board.

The Assistant Corporation Counsel said due to a staff error, the application is on the agenda for presentation purposes only. He said the applicant submitted the meeting materials within the deadline, but the application did not get published for public hearing notice. He said the application will be on for “New Business” at the next meeting and will be noticed. The Applicant still elected to appear and present in order to get Board feedback about its proposal.

Mr. Ginsberg gave an overview of the proposed project and design. He said before his client purchased the site the lots had been combined in anticipation of a single development. He said there are two existing buildings on the site that are in poor condition. He said the floors do not line up which would make a single, new building difficult to construct with significant layout issues. He said they propose to demolish the existing two buildings.

Mr. Ginsberg said they reviewed the existing proportions of the existing buildings to fit the new building within the existing context. He said they propose a standing seam metal material mansard roof to add height and the top floor will be setback in a Hardie Board panel material.

Mr. Tooze said the brick color variations break up the monotony of the building mass. He said they propose solar panels for the roof.

Mr. Carter asked if they propose demolition of the garage as well as the two buildings on the lot.

Mr. Stein confirmed.

Mr. Kelly said he has concerns about approving the demolition to the two buildings. He said the two buildings could be restored and there is still available space to construct a new building.

Mr. Hanson said he is in favor of the massing and the design but not in favor of the demolition.

Mr. Kelly agreed.

Mr. Stein said the proposed 57-unit building is on the smaller end of what makes a financeable project for affordable housing. He asked the Board’s thoughts on building on top of the existing structures.

Mr. Kelly said the Board would require a rendering for consideration.

Mr. Ginsberg said the site is sloped and the two buildings do not align. He asked the Board's thoughts on raising the lower building.

Mr. Kelly said he preferred maintaining the slope as it is part of the street charm.

Mr. Stein asked the Board's thoughts of five stories on an incorporated design.

Mr. Hanson said changing historic styles is not favorable and recommended a modern addition to the top that is set back from the street.

Mr. Ginsberg asked if six stories in a setback design could be considered to make up for the lost units.

Mr. Kelly said he would not be favor of six stories.

Mr. Carter said there are no other six stories within the neighboring properties.

Mr. Hanson asked the area of the back lot.

Mr. Ginsberg said a 100-foot depth.

The applicant requested a table of its application for further design development.

With no further business to discuss, the meeting adjourned at 9:10 p.m.

Respectfully Submitted:

J.K. Gentile, Secretary