

MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of May 14, 2024

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, May 14, 2024, 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
Chris Hanson
Gregory Nato (arrived at 6:49 p.m.)

Absent: James Kelly
Schnekwa McNeil

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

Meeting called to order at 6:36 p.m.

APPROVAL OF THE MINUTES

Minutes of the January 9, 2024 ARC meeting

Carson Carter moved to approve the minutes from the January 2024 ARC meeting.
The Chairperson seconded the motion.
The motion passed unanimously via roll-call vote.

Minutes of the February 13, 2024 ARC meeting

Carson Carter moved to approve the minutes from the February 2024 ARC meeting.
The Chairperson seconded the motion.
The motion passed unanimously via roll-call vote.

Minutes of the March 12, 2024 ARC meeting

Carson Carter moved to approve the minutes from the March 2024 ARC meeting.

Chris Hanson seconded the motion.

The motion passed unanimously via roll-call vote.

CONSENT AGENDA

AR 2024-036

Applicant: Antonio Izaguirre
Owner: Antonio Izaguirre and Pia Izaguirre
Location: 85 Henry Avenue

Application to paint using colors from the Sherwin Williams Historic Color palette.

AR 2024-039

Applicant: Shaun Rekow
Owner: Shaun B. Rekow
Location: 82 Johnston Street

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 2023-077

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 an overview of the design details requested by the Board in April.

Mr. Carter said the updated plan set shows the Yankee gutter extending past the eaves edge. He said historically the Yankee gutter was built into the edge the roof and that it sat back within the slope of the roof.

Mr. Carter said the updated plan set details an expansion for a new entry door to the window at the right of the front door.

Ms. Ellis-Smith said that is an error in the plan set and the window will remain.

Mr. Carter said the newel post at the bottom of the front stairs should be larger.

Mr. Carter asked if the porch lattice will be framed with wood trim.

Ms. Ellis-Smith said she will remove the porch lattice and plant scrubs.

Mr. Carter said the aluminum frame is not a historically appropriate material for the second-floor glass door.

Ms. Ellis-Smith said she will substitute the aluminum frame with wood.

Mr. Carter asked about the plans for the removed chimney.

Ms. Ellis-Smith said she will rebuild the chimney.

Mr. Carter asked about the basement windows.

Ms. Ellis-Smith said she will frame the windows back to what they were.

The Chairperson asked if the front façade roof canopy will be restored.

Ms. Ellis-Smith said she does not have plans to restore the roof canopy.

The Chairperson asked what is proposed for the newel post dimensions.

Ms. Ellis-Smith said the newel post dimensions will be the same as the spindles.

The Chairperson recommended replacing the aluminum frame on the second-floor glass door with wood.

Mr. Hanson recommended using the same front door for the second-floor door.

Mr. Carter requested a door specification for the rear door.

The Chairperson asked if the rear door would have a single pane of glass or grids.

Ms. Ellis-Smith said the rear door will have a single pane of glass.

Ms. Ellis-Smith commented on the number of times that she's had to return to ARC meetings for her project.

The Assistant Corporation Counsel asked Ms. Ellis-Smith whether she wanted to table her application to incorporate the Board's comments into an updated plan set or proceed to a vote.

Ms. Ellis-Smith walked out of the meeting.

The Board tabled Ms. Ellis-Smith's application.

AR 2024-007

Applicant: Michael Mamiye
Owner: Nutopia 23 Dubois LLC
Location: 23 Dubois Street

Returning for determination to paint using colors from the Benjamin Moore Historic Color palette and request ratification of work performed: replace front entry stairs.

Chris Berg appeared before the Board and gave an overview of the design updates per Board review in February.

Mr. Hanson asked if the porch boards will be a tongue and groove method.

Mr. Berg confirmed.

Chris Hanson moved to approve the application as submitted, subject to the following conditions:

- Newel posts measured at 3.5" and the porch lattice re-installed on the inside of the frame.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2024-014

Applicant: Christopher Manzione
Owner: Christopher Manzione
Location: 412 Liberty Street

Returning for determination to replace front entry stairs.

Chris Manzione appeared before the Board and gave an overview of the design details requested by the Board in April.

Chris Hanson moved to approve the application as submitted.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2024-025

Applicant: Alvin Moonesar
Owner: 31 Benkard Avenue LLC
Location: 31 Benkard Avenue

Returning for determination to install new doors, install new front entry stairs and railings, install new façade woodwork, restore/repair/replace windows, restore/repair storefront window frames, restore/repair/replace windowsills, restore/repair cornice, repair/replace roof structure, repair/repoint chimney, restore/repair façade shingle siding, repair/repoint masonry, repair rear deck and paint using colors from the Benjamin Moore Historic Color palette.

Martin Estrella and Alvin Moonesar appeared before the Board.

Mr. Moonesar gave an overview of the design details requested by the Board in April.

Mr. Carter asked what the plans were for the trim beneath the bump out.

Mr. Moonesar said the trim will remain and match the corner detail.

Gregory Nato moved to approve the application as submitted.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2024-023

Applicant: Chris Berg/Berg + Moss Architects, PC
Owner: Shaw Building, L.P.
Location: 24 Johnes Street

Returning for determination to construct a new apartment building and renovation of an existing 2-story building.

Mr. Berg appeared before the Board and gave an overview of the proposed renovations to the Johnes Street building.

Mr. Carter asked the applicant if they propose to maintain the chamfered wood bays.

Mr. Berg said they proposed to maintain all wood material.

Mr. Carter recommended raising the canopy.

Mr. Carter asked if they proposed to stabilize the smokestack.

Mr. Berg confirmed.

Ms. Flanagan asked if they proposed maintaining the chimney signage.

Mr. Berg confirmed.

Mr. Carter recommended calling that detail out on the design plan set.

Mr. Berg gave an overview of the updated design details for the Edward Street building.

Mr. Carter recommended a divider down the picture window to the left of the lobby entrance.

Mr. Berg said it was proposed as a single pane of glass to differentiate itself as the main entrance.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson held the public hearing open.

The Assistant Corporation Counsel said a vote could not be rendered as SEQRA determination is pending pursuant to a coordinated review with the City's Planning Board.

The application was tabled until next meeting.

AR 2023-123

Applicant:	Chris Berg/Berg + Moss Architects, PC
Owner:	The Foundry at Washington Park Condominium Association
Location:	70 Johnes Street

Amendment to November 14, 2023 approved application.

Substituting Marvin, aluminum clad wood windows to Weather Shield Signature Series.

Chris Berg appeared before the Board and gave an overview of the proposed substitution of window manufacturer and window trim color from Mayflower Red to Heritage Brown.

The Board discussed the potential of tenants installing windows from the original November 14, 2023 approval and tenants installing the latest proposed windows and how that would create a variation of window design that would not be aesthetically appropriate.

The Board unanimously agreed to maintain the original approval from November 14, 2023.

AR 2023-122

Applicant: Chris Berg/Berg + Moss Architects, PC
Owner: Mid Hudson Film LLC
Location: 50, 50 ½, 52, 54 Liberty Street

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

Chris Berg appeared before the Board and gave an overview of the refinement of design details. He said solar panels have been added to the design. He said Anderson paintable Fibrex have been selected for the windows.

Mr. Nato asked if the Hardie Board planking has a wood grain.

Mr. Berg said the Hardie Board is a smooth plank.

The Chairperson opened the public hearing.

Martha White spoke against the application.

The Chairperson held the public hearing open.

The Assistant Corporation Counsel said a vote could not be rendered as SEQRA determination is pending pursuant to a coordinated review with the City's Planning Board.

The application was tabled until next meeting.

AR 2024-001

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

Returning for determination 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 design details requested by the Board in January.

The Board discussed the metal awning above the basement exterior and referred to the East End Historic District guidelines regarding awnings on residential buildings.

Chris Hanson moved to approve the application as submitted, subject to the following conditions:

- The metal awning above the basement exterior will be removed.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

NEW BUSINESS

AR 2024-021

Applicant: Shawndra Rose
Owner: Shawndra Rose
Location: 152 Washington Street

Application to install a fence.

Shawndra Rose appeared before the Board and gave an overview of the proposed project. She was requesting a six-foot stockade fence that would wrap around the edge of the porch and extend around the property.

The Board discussed the East End Historic District guidelines regarding the fence height requirements.

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 north and east fence shall be 6 feet in height and of stockade material.
- The west fence shall be 5 feet in height (instead of 6 feet, as originally proposed) and of stockade material in shadowbox style.

The Chairperson seconded the motion.

The motion passed 5-1 via roll-call vote.

AR 2024-016

Applicant: Chris Berg, R.A./Berg + Moss Architects, PC
Owner: Nineteen Sixty-Nine LLC/Marlin Reyes
Location: 176 South Street

Application to restore windows, restore doors and transom, restore/repoint masonry, repair cornice/gutter 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 opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

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

AR 2024-030

Applicant: Chris Berg, R.A./Berg + Moss Architects, PC
Owner: 188-194 Broadway LLC
Location: 188 Broadway

Application to install a flue.

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

The Chairperson asked if they proposed to install windows in the filled openings to the right of the proposed flue.

Mr. Berg said no.

Ms. Flanagan asked the status of the existing wood slat fence and gate.

Mr. Berg said those will remain. He said there is also an addition of a new service door in wood and glass material on the Dubois Street side that will fit the existing opening.

Mr. Carter asked about the material of the flue.

Mr. Berg said the flue will be stainless-steel.

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 with the proposed flue in the primary location and the addition of a new service door on the Dubois Street side.

Kate Flanagan seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2024-029

Applicant: George Keyer
Owner: Catherine Blanche
Location: 95 Beacon Street

Application to request a sidewalk material alteration and paint using colors from the Benjamin Moore Historic Color palette.

A comment letter from the City Engineer's office was made matter of record.

George Keyer appeared before the Board and gave an overview of the proposed project. The applicant wanted to substitute concrete curbing for already-approved granite curbs pursuant to City Streetscape standards.

The Chairperson opened the public hearing.

The Chairperson closed the public hearing.

Carson Carter moved to approve the application as submitted.
Michael Buonanno seconded the motion.
The motion passed 4-2 via roll-call vote.

AR 2024-031

Applicant: Kamil Parzych
Owner: Kamil Parzych
Location: 5 Norton Street

Application to install a fence.

The Applicant did not appear for the meeting.

The Board tabled the application to the June 2024 meeting.

AR 2024-032

Applicant: Niccol M. Li
Owner: JW Wade LLC
Location: 65 Liberty Street

Application to request a ratification of work performed: installation of a sign.

Niccol Li and Kimberly Fernandez appeared before the Board.

Ms. Fernandez gave an overview of the project.

The Chairperson asked about the material of the sign.

Ms. Fernandez said the sign is of wood material and hand painted.

Ms. Flanagan asked how far the sign projects from the wall.

Ms. Fernandez said three inches from the wall.

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.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2024-033

Applicant: Abba Green/Build Ex USA
Owner: Farrington Management LLC
Location: 48 Farrington Street

Application to install windows.

Abba Green appeared before the Board and gave an overview of the proposed project.

Mr. Carter asked the applicant if he proposed window work for the storefront.

Mr. Green said the proposal is to install windows for the residential portion of the building, with no proposed work to the storefront.

Mr. Flanagan asked if the windows fit brick to brick.

Mr. Green confirmed.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Carson Carter moved to approve the application as submitted, subject to the following conditions:

- No work is proposed for the storefront
- The residential window installs will fit the opening brick to brick.

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

AR 2024-034

Applicant: Angel Chimbolema/Angels Renovation
Owner: Louis F Pelella
Location: 450 Liberty Street

Application to install new roof shingles.

The Applicant did not appear for the meeting.

The Board tabled the application to the June 2024 meeting.

AR 2024-035

Applicant: Marcus Louis
Owner: Marcus Louis
Location: 283 Grand Street

Application to install new siding, front porch alterations, and painting using colors from the Benjamin Moore Historic Color palette.

Marcus Louis appeared before the Board and gave an overview of the proposed project.

Mr. Hanson asked the applicant if he proposed to replace the siding.

Mr. Louis said he does not propose replacing the existing siding. He only wants fix the chipping paint.

Mr. Hanson said the specifications proposed for the porch are not historically accurate and recommended researching Greek revival porches in the area as reference.

Mr. Carter said the porch is not original to the house and surmised the porch was added around the 1890's.

The Chairperson referred to the 1980 East End Historic District Inventory that referenced the house built in 1845 and the description did not discuss a front porch.

Ms. Flanagan requested specification sheets with dimensions for an update of proposed materials.

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 applicant return to the Board with porch column, porch spindle and lattice specifications and dimensions.

The applicant requested a table of the application.

With no further business to discuss, the meeting adjourned at 9:15 p.m.

Respectfully Submitted:

J.K. Gentile, Secretary