

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 June 11, 2024

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, June 11, 2024, at 6:30 p.m. at the Heritage Center, 123 Grand Street, Newburgh, New York 12550.

Members Present: Michele Basch, Chairperson
Carson Carter
Kate Flanagan
Schnekwa McNeil (arrived at 6:40 p.m. / departed at 7:40 p.m.)
Gregory Nato

Absent: Michael Buonanno
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 6:33 p.m.

APPROVAL OF THE MINUTES

Minutes of the April 9, 2024 ARC meeting

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

Minutes of the May 14, 2024 ARC meeting

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

CONSENT AGENDA

AR 2024-042

Applicant: Jaqueline Gonzalez/Srulys Management
Owner: YL Estates LLC
Location: 254 First Street

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

AR 2024-043

Applicant: Roberto Brambilla
Owner: Roberto B LLC
Location: 2 Bay View Terrace

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

AR 2024-052

Applicant: Lisa Silverstone
Owner: Safe Harbors of the Hudson Housing Development Fund Co.
Location: 111 Broadway

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

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

OLD BUSINESS

AR 2024-018

Applicant: Floyd Johnson
Owner: Maria Rios
Location: 196 Broadway

Returning for determination to restore/renovate the storefront and second floor residential façade.

Floyd Johnson appeared before the Board and gave an overview of the design details requested by the Board at the April meeting.

Mr. Carter asked if the proposed windows fit the openings, brick to brick.

Mr. Johnson confirmed.

Mr. Johnson said the proposed window manufacturer has changed.

Mr. Carter requested a specification sheet for the new proposed window.

Mr. Carter asked what materials exist currently behind the rolling security gate.

Mr. Johnson said there is nothing underneath the rolling security gate, all materials have been removed.

Mr. Carter said the two window transoms above the storefront entry door are not historically appropriate and recommended one single pane transom window.

Mr. Carter said the side window trim is not historically appropriate and recommended removing the window trim.

Mr. Carter requested a specification sheet for the overhead storefront lighting.

The applicant requested a table of the application.

AR 2024-022

Applicant: Sean Kearney/Kearney Realty & Development Group
Owner: City of Newburgh
Location: 140-146 Montgomery Street

Returning for determination to construct two, new, mixed-use buildings.

Christian Donahoe and A.J. Coppola appeared before the Board.

Mr. Coppola gave an overview of the updates made to the design per the Board's request at the April meeting.

Mr. Carter asked if gooseneck lighting is proposed for the storefront.

Mr. Coppola confirmed.

Mr. Carter asked about the material of the façade.

Mr. Coppola said brick and cultured stone veneer.

Mr. Carter said brick would be historically appropriate as the cultured stone veneer impersonates historic materials. He requested samples of the brick and cultured stone veneer.

Mr. Carter asked about the void between the two bay windows on the South elevation.

Mr. Coppola said bathrooms are located between the bay windows on the south elevation.

Mr. Nato agreed that brick is more appropriate for the façade. He asked if the bay windows could be wider.

The Chairperson asked about the plans for the roof for the buildings and whether solar panels have been considered.

Mr. Donahoe said the intent is to install solar panels.

Mr. Carter asked if elevators are proposed.

Mr. Coppola confirmed.

Mr. Carter requested a roof plan showing the bulkheads and condensers.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson held the public hearing open.

Ms. Flanagan requested a visual impact assessment to address her concerns on how the proposed buildings impact the views looking down South Street from Montgomery and Liberty.

Mr. Carter requested less yellow concrete planking and more cream color planking.

Mr. Coppola reiterated the Board's requests for the next meeting; provide a brick and cultured stone veneer sample, widen the bay windows or add windows on the south elevation, provide a visual impact assessment, provide a roof plan and soften the yellow color of the concrete plank siding.

The Chairperson confirmed.

The applicant requested a table of the application.

AR 2024-004

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

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

Lisa Silverstone, Joseph Frewer, and Bryan Tooze appeared before the Board.

Mr. Tooze gave an overview of the updates made to the design per the Board's request at the April meeting.

Mr. Carter asked if the proposed windows have simulated muntins.

Mr. Tooze said the proposed windows are double hung, operable casement with a center mullion and fixed top sash.

Both Kate Flanagan and the Chairperson requested a visual impact assessment to address concerns on how the proposed buildings impact the views from Washington Street.

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 requested a lighting plan.

The applicant requested a table of the application.

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 and Alrick Smith appeared before the Board.

Mr. Ellis-Smith gave an overview of the design details requested by the Board in May.

The Chairperson asked to confirm that the proposed newel posts are straight and not turned.

Ms. Ellis-Smith confirmed.

The Chairperson asked if the porch lattice would be a wood material with a wood frame.

Ms. Ellis-Smith confirmed.

The Chairperson asked if second floor porch door would be wood material.

Ms. Ellis-Smith confirmed.

The Chairperson asked if the chimney would be rebuilt.

Ms. Ellis-Smith confirmed and said it would be rebuilt with reclaimed bricks.

The Chairperson asked about the basement windows.

Ms. Ellis-Smith said the basement windows will mimic the originals.

The Chairperson asked about the roof canopy.

Ms. Ellis-Smith said the roof canopy would be restored without an eave.

The Chairperson asked about the rear entry door.

Ms. Ellis-Smith said she submitted a specification sheet for a door without grids.

Mr. Carter said the submitted specification for the roof shingle is not historically appropriate.

Ms. Ellis-Smith said she will select an EcoStar, synthetic slate roof shingle for the roof material.

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

- Submission of page ARC.001 from the May 14, 2024 design plan set shall be replaced by the same page ARC.001 from the April 19, 2024 submission to reflect the changes made to the gable line.
- Use of EcoStar synthetic slate shall be used for the roof shingles.

Kate Flanagan seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2023-052

Applicant: Jon Moss/Berg + Moss Architects, PC
Owner: Daniel Merino
Location: 162 Dubois Street

Amendment to 6/13/23 approved application.

Ratification of work performed: a front porch extension and installation of a guard rail.

Jon Moss appeared before the Board and gave an overview of the amendment application.

Mr. Nato asked if the railing would attach to the existing railing in front of the column.

Mr. Moss confirmed.

Ms. Flanagan asked for clarification on the rendering about how the guard rail interacts with the column.

Mr. Moss said the new guard rail runs along the bluestone cap and attaches to the column and measures 42 inches in height.

Ms. Flanagan said the porch extension appears out of sync with the building.

Mr. Carter said the columns are not proportionally correct with the porch extension. He said the turned spindles on the new guard rail and how they attach directly to the porch are not historically accurate

Ms. Flanagan recommended the applicant restore the porch back to what was approved in June 2023.

The applicant requested a table of the application.

NEW BUSINESS

AR 2024-031

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

Application to install a fence.

Kamil Parzych and Magdalena Bankowska appeared before the Board.

Mr. Parzych gave an overview of the proposed project.

The Chairperson asked if the proposed fence would be of wood stockade material.

Mr. Parzych confirmed.

The Chairperson referred to the Colonial Terrace Design guidelines.

The Chairperson asked if the proposed fence will be placed in the front or the rear of the property.

Mr. Parzych said it begins at the front corner and runs to the rear of the property.

Mr. Carter asked to confirm that the placement would fence in the backyard of the property.

Mr. Parzych confirmed.

Ms. Flanagan asked if the proposed fence would be painted.

Mr. Parzych said it will be a natural, vertical wood fence with a wood sealer.

Mr. Carter asked if the proposed fence would have spaces between the pickets.

Ms. Bankowska said they do not propose spaces between the pickets.

Mr. Carter recommended a modified curve top to maintain the fence aesthetics that currently exist in the Colonial Terrace District.

Mr. Parzych asked if the curved top could be applied to the front corner portion only.

The Board agreed.

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 fence material and color shall be natural wood.
- The fence panels at the front yard shall be cut to create a curved contoured top. The fence panels at the side and rear shall be a straight top.
- All fence panels shall measure 6 feet in height.

The Chairperson 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.

Angel Chimbolema and Belky Jimenez appeared before the Board.

Ms. Jimenez gave an overview of the 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 2024-037

Applicant: Alvin Moonesar/Newburgh on the Hudson LLC
Owner: Kalmen Ekstein
Location: 50 Benkard Avenue

Application to install new windows and repair front stairway.

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

Ms. Flanagan asked if the existing front porch steps would be repaired in kind.

Mr. Moonesar confirmed and said there are loose boards that will be reattached.

The Chairperson asked if the proposed windows fit in the openings, brick to brick.

Mr. Moonesar confirmed.

The Chairperson asked if there is a curve at the top of the window.

Mr. Moonesar said the windows are a square fit from the inside.

Mr. Carter asked if the turned spindle posts had currently been replaced with pressure treated straight wood spindles

Mr. Moonesar said the newel posts were replaced before the current owner bought the property.

The Chairperson asked to confirm that the total number of windows being replaced is seven.

Mr. Moonesar confirmed and said the windows in the alleyway will remain unchanged.

Mr. Carter requested that the spindles be brought back to standard, turned spindles.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Carter requested a cut sheet on the front porch spindles.

The applicant requested a table of the application.

AR 2024-038

Applicant: Alvin Moonesar/Newburgh on the Hudson LLC
Owner: Abraham Smilowitz
Location: 86 Henry Avenue

Application to install new windows.

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

The Chairperson referred to the East End Historic District guidelines.

Mr. Moonesar said he will return to the Board requesting the replacement of the two second floor windows and the two side windows. He said the top, front wood window shall be repaired and not replaced.

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 the application.

AR 2024-048

Applicant: Alvin Moonesar/Newburgh on the Hudson LLC
Owner: Israel Hirsch
Location: 18 Dubois Street

Application to repair front porch and stairway and paint using colors from the Benjamin Moore Color palette.

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

Mr. Carter said in the effort to restore the property back to its original historic style, he recommended retaining the possible spindles behind the contemporary clad porch.

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:

- Property owner shall maintain the original details under the cladding on the left side of the porch, from the vantage point of facing the building.

Carson Carter seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2024-040

Applicant: Wilbur Highleyman
Owner: Wilbur B. Highleyman
Location: 25 Gidney Avenue

Application to install a new door.

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Wilbur Highleyman appeared before the Board and gave an overview of the project.

Mr. Carter asked if the applicant proposed the installation of a storm door.

Mr. Highleyman confirmed and said there had been a storm door there that was destroyed by weather conditions.

Mr. Carter asked if there were double transoms.

Mr. Highleyman said no, just a single transom on the outside.

Ms. Flanagan asked for clarification on the proposed door modifications.

Mr. Highleyman said he needs to cut the side rails of the 40-inch door to fit the 36-inch door opening.

Mr. Carter said a storm door will not be in keeping with the historically accurate. He recommended a wood screen door.

The Chairperson asked how far inset is the door.

Mr. Highleyman said 8 inches.

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 2024-041

Applicant: Juan Pablo Rivera Herrera
Owner: Juan Rivera
Location: 105 Benkard Avenue

Application to request ratification of work performed: painting using colors from the Benjamin Moore Historic Color palette.

Juan Rivera and Jeferson Leon appeared before the Board.

Mr. Jefferson gave an overview of the project.

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 2024-044

Applicant: Lora Juncaj
Owner: Lora Realty, Inc.
Location: 2 Farrell Street

Application to install new roof shingles.

AR 2024-045

Applicant: Lora Juncaj
Owner: Lora Realty, Inc.
Location: 20 Farrell Street

Application to install new roof shingles.

AR 2024-046

Applicant: Lora Juncaj
Owner: Lora Realty, Inc.
Location: 21 Farrell Street

Application to install new roof shingles.

AR2024-044. AR2024-045 and AR2024-046 were called into record together as the proposed roof shingles would be the same specification for all three applications.

Lora Juncaj appeared before the Board and gave an overview of the project for the three properties.

Ms. Flanagan asked about the current condition of the roof at 2 Farrell Street.

Ms. Juncaj said the roof is currently leaking.

Ms. Flanagan asked if the roof has been assessed for slate material replacement.

Ms. Juncaj said yes, but that she cannot afford the expense to replace all three roofs with slate material.

The Chairperson asked if just the damaged areas could be repaired with slate material. She said if not, she recommended a faux slate material.

Ms. Juncaj said the roofs are so damaged that they require full replacement.

Ms. Flanagan referred to the Colonial Terrace Design guidelines.

Mr. Carter recommended repairing the rolled ridge caps.

Mr. Nato said it appears that large portions of the roof are in good condition. He recommended repairing the sections that are damaged.

Ms. Juncaj asked if the guidelines would allow repairing the areas with synthetic slate.

Mr. Nato said the two materials are not compatible and would be visually inappropriate.

The Chairperson requested the financial documentation of repair versus replace, documentation of the existing historic details and if they shall be replaced, what materials will be used to replace.

AR 2024-044

The Chairperson opened the public hearing for AR2024-044.

There was no one present for or against the application.

The Chairperson closed the public hearing for AR2024-044.

The applicant requested a table of the application.

AR 2024-045

The Chairperson opened the public hearing for AR2024-045.

There was no one present for or against the application.

The Chairperson closed the public hearing for AR2024-045.

The applicant requested a table of the application.

AR 2024-046

The Chairperson opened the public hearing for AR2024-046.

There was no one present for or against the application.

The Chairperson closed the public hearing for AR2024-046.

The applicant requested a table of the application.

AR 2024-047

Applicant: Michelle Lane
Owner: Michelle H. Lane and Sebastien Aubert
Location: 269 Grand Street

Application to restore rear porch.

Michelle Lane and Sebastien Aubert appeared before the Board

Ms. Lane gave an overview of the project.

Mr. Carter recommended speaking to the Building Department regarding the height of the railing. He said what is currently being proposed is probably not Building Code-compliant.

Mr. Carter asked how the fascia will be trimmed and is there a molding profile below the porch floor.

Mr. Aubert said the planks from the floor will extend 3 inches past the porch, rounded to form a ledge and the fascia will be a thin, primed and painted cladding with a design molding detail.

Mr. Carter requested drawings with all the measurements and show the location of all the 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 applicant requested a table of the application.

AR 2024-049

Applicant: Lavanya Arumugam
Owner: Earning Global LLC
Location: 193 South Street

Application to install new front stair railing and paint using colors from the Benjamin Moore Historic Color palette.

The applicant did not appear at the meeting. The Board tabled the application.

AR 2024-053

Applicant: Ricardo Fuentes
Owner: Bannerman Tokyo Properties LLC
Location: 26 Liberty Street

Application to install a new sign and new lighting.

Ricardo Fuentes and Michelle Batho appeared before the Board

Mr. Fuentes gave an overview of the project.

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.

With no further business to discuss, the meeting adjourned at 9:45 p.m.

Respectfully Submitted:

J.K. Gentile, Secretary