

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 9, 2024

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, July 9, 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
Schnekwa McNeil
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 6:35 p.m.

PRESENTATION

Alexandra Church, Director of Planning and Development gave an overview of the adoption of the Programmatic Agreement Regarding Section 106 Review of HUD-assisted Projects in New York. There was an opportunity for public comment. The presentation concluded after all public comments on the presentation were received.

OLD BUSINESS

AR 2024-037

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

Returning for determination to install new windows and repair front stairway.

Alvin Moonesar appeared before the Board and gave an overview of the design details requested by the Board at the June meeting.

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

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 window specification requested by the Board at the June meeting.

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

AR 2024-047

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

Returning for determination to restore rear porch.

Michelle Lane and Sebastien Aubert appeared before the Board

Ms. Lane gave an overview of the design details and measurements requested by the Board at the June meeting.

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

AR 2024-022

Applicant: Sean Kearney/Kearney Realty & Development Group
Owner: City of Newburgh
Location: 137 Smith Street, 140 and 146 Montgomery Street

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

A.J. Coppola appeared before the Board and gave an overview of the updates made to the design per the Board's request at the June meeting.

Mr. Coppola said the proposed windows are Harvey vinyl windows which have been accepted for affordable housing projects in other jurisdictions. He said if the Board prefers, the applicant would agree to install Anderson clad windows.

Mr. Carter said the renderings reflect windows with grills. He asked if a 1/1 window style with no grills could be considered in keeping with the historic Imperial Flats building that used to be located at the site.

Mr. Coppola agreed to a 1/1 window style with no grills.

Mr. Carter asked where the condenser units would be located.

Mr. Coppola said on the roof with a parapet screening.

Mr. Carter requested a roof plan for the Montgomery Street building.

Ms. Flanagan requested a specification sheet for the proposed windows and no grills.

Mr. Carter asked to confirm that the proposed Hardie Board siding will be a smooth texture.

Mr. Coppola confirmed.

Mr. Carter asked if there are proposed grills in the doors.

Mr. Coppola said the proposed doors will not have grills.

Mr. Carter requested a specification sheet for the doors.

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 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 visual impact assessment requested by the Board's at the June meeting.

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 2023-122

Applicant: Chris Berg/Berg + Moss Architects, PC

Owner: Mid Hudson Film LLC

Location: 50, 50 ½, 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. Schrijver said the Planning Board approved the project at its June 2024 meeting, and the applicant is now seeking ARC approval.

Mr. Carter asked to confirm that the proposed Hardie Board siding will be a smooth texture.

Mr. Berg confirmed.

Mr. Carter asked if solar panels are proposed.

Mr. Schrijver confirmed and added they are actively exploring geothermal.

Mr. Carter asked if the proposed lettering is definite.

Mr. Schrijver said the address has not been confirmed yet. He said he will return to the Board with the confirmed lettering.

Mr. Buonanno asked to confirm that the sort of letter style would not change.

Mr. Schrijver 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.

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.

Chris Berg and Olivia La Paz appeared before the Board.

Ms. La Paz gave an overview of design updates made to the Johnes Street building.

Mr. Carter asked about the proposed louvered panel system above the storefronts.

Mr. Berg said the louvered panel system will be located under the awning and offer a means of exhaust.

Mr. Carter asked if the louvers are made of metal material.

Mr. Berg confirmed.

Mr. Carter asked about the plan to restore the “Shaws” signage on the smokestack.

Ms. La Paz said the lettering will be repainted on.

Mr. Carter asked what type of cap would be used for the chimneys.

Mr. Berg said a minimally concealed chimney cap.

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

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 the application.

AR 2023-097

Applicant: Chris Berg/Berg + Moss Architects, PC
Owner: Barbara Verrochi and Kristin Schaumleffel
Location: 282 Liberty Street

Amendment to January 9, 2024 approved application.
Substituting EcoStar roof tile in “Saranac Smoke” to Cupa Pizarra ReadySlate in gray color.

Chris Berg appeared before the Board and gave an overview of the new proposed slate shingle.

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 2024-050

Applicant: Thomas Wright
Owner: NBNY 227 LLC
Location: 153 Grand Street

Application to install a new fence.

Thomas Wright 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 2024-051

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

Application to install new doors.

Thomas Wright 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.

Kate Flanagan moved to approve the application as submitted.

Carson Carter seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2024-054

Applicant: Chris Berg/Berg + Moss Architects, PC
Owner: NB 158 Grand LLC
Location: 158 Grand Street

Application to install new windows, repair/replace cornice, roof flashing and fascia, second floor porch handrail, repair trim and existing detail, roof, stained glass and trim and dormers, restore front entry door, stoop, chimney and brick masonry and paint using colors from the Benjamin Moore Historic Color palette.

Mr. Carter asked if the chimneys will be rebuilt and/or repointed.

Mr. Berg said the chimneys need to be assessed for safety concerns. He said they will be capped, and a significant amount of brick will be repointed and if necessary, replaced.

Mr. Nato asked which windows would be replaced.

Mr. Berg said the windows to be replaced are noted with an A1 and A2 tag on page A-301.00 of the design plan set.

Ms. Flanagan referred to the East End Historic District guidelines regarding the proposed chain link fence replacement in the rear yard and asked to consider a new fence material.

Mr. Carter asked about the side balcony.

Mr. Berg said the header in the roof structure requires replacement, the railing will be replaced, the cantilever will be inspected to gauge integrity, and the middle column will be removed.

Mr. Carter asked the integrity of the slate roof shingles and Yankee gutters.

Mr. Berg said currently there are no leaks and there are plans to assess the roof structure. He said the gable wood shingles will be replaced in kind.

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 2024-055

Applicant: Chris Berg/Berg + Moss Architects, PC
Owner: Michele Nievaard
Location: 204 Grand Street

Application to install windows, roof shingles, front stair railing, dormer, first floor rear deck railings, frame and posts on rear deck, siding, repair brick masonry, gutter and cornice, rear deck roof, repair/restore chimney, transom, restore front entry door, front steps and landing and paint using colors from the Colonial Williams Historic Color palette.

Michele Nievaard and Chris Berg appeared before the Board.

Ms. Nievaard gave an overview of the proposed project.

Mr. Carter asked to explain the proposed dormer.

Mr. Berg said the proposed dormer will extend 2 ½ feet from the building, the base will align with the brick underneath, the three ribboned windows will be centered, the roof will frame into the rear wall and the colors will be similar to the porch color.

Mr. Carter asked about the plans for the front entrance door.

Ms. Nievaard said she proposes to move the existing inside front doors forward to be used as the exterior front doors.

Mr. Carter asked about the missing front stairway cast iron balustrades.

Ms. Nievaard said she found original balustrade pieces in the basement and that she would purchase salvaged materials for the balance.

Mr. Carter asked about the plans for the front façade fire escape.

Ms. Nievaard said she proposes removing the front façade fire escape.

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 condition:

- The existing inside double front doors will be moved forward to be used as the exterior double front doors.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2024-056

Applicant: Chris Berg/Berg + Moss Architects, PC
Owner: Denise Marie Plowman
Location: 1 Leroy Place

Application to install new two-story rear porch and railings, new lighting, new gutter and leader system, new kickspace blocks and repair the front porch

Denise Plowman and Chris Berg appeared before the Board.

Ms. Plowman gave an overview of the proposed project.

Mr. Carter said the proposed wood/composite brackets are not historically accurate.

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 condition:

- The proposed wood/composite brackets will not be used in the front porch or two-story rear porch design and shall be removed from the drawing submission.

Kate Flanagan seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2024-057

Applicant: Christopher Manzione
Owner: Legacy Renewal LLC
Location: 81 Beacon Street

Application to restore the front porch and paint using colors from the Benjamin Moore Historic Color palette.

The Applicant contacted staff earlier in the day to request a table of its application to the August meeting.

AR 2024-058

Applicant: Rafael Vaquero
Owner: Rafael Vaquero
Location: 28 Liberty Street WH

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

Rafael Vaquero appeared before the Board and gave an overview of the proposed project.

Mr. Nato said the proposed lattice could not be of PVC material as the East End Historic District guidelines dictate vinyl components are not acceptable.

Mr. Vaquero said he will change the lattice to wood material.

Mr. Carter asked if the porch roof would be replaced.

Mr. Vaquero said the roof will not be replaced. He said he is replacing the porch posts, handrails, spindles, steps and floorboards.

Mr. Carter asked if new footings will be installed as the porch appears to be unstable.

Mr. Vaquero 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 condition:

- The proposed lattice shall be of wood material.

Kate Flanagan seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2024-059

Applicant: Jon Beer
Owner: Ilana Garcia
Location: 48 Carson Avenue

Application to install new windows.

Jon Beer appeared before the Board and 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 8:25 p.m.

Respectfully Submitted:

J.K. Gentile, Secretary