

MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of September 10, 2024

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, September 10, 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 (arrived at 6:42 p.m.)

Absent: Gregory Nato
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 6:32 p.m.

Minutes of the August 13, 2024 ARC meeting

Carson Carter moved to approve the minutes from the August 2024 ARC meeting.
The Chairperson seconded the motion.
The motion passed 4-0 via roll-call vote.

CONSENT AGENDA

AR 2024-076

Applicant: Daniel Merino
Owner: Daniel Merino
Location: 162 Dubois Street

Installation of a fence and paint using a color from the Benjamin Moore Historic Color palette.

Consent Agenda application AR2024-076 tabled for submission of gate details.

AR 2024-077

Applicant: Daniel Merino
Owner: Daniel Merino
Location: 27 City Terrace

Installation of a fence and paint using a color from the Benjamin Moore Historic Color palette.

Carson Carter moved to approve Consent Agenda application AR2024-077 as submitted, subject to the following clarifications:

- The paint color shall be HC-155
- The fence shall be contiguous, and without a gate installation.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

OLD BUSINESS

AR 2023-109

Applicant: Diana Mangaser
Owner: Diana Mangaser and Yoshihiro Sergel
Location: 90 Washington Street

Amendment to 10/10/23 approved application.
Substituting approved paint colors.

Diana Mangaser appeared before the Board and gave an overview of her proposal to substitute the October 10, 2023 approved paint colors.

The Chairperson moved to approve the amended application as submitted.
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.

Daniel Merino appeared before the Board and gave an overview of the details requested by the Board at the August meeting.

Mr. Carter asked to clarify that the existing safety rail is built out to accommodate the angled retaining wall.

Mr. Merino confirmed that the existing railing follows the path of the retaining wall.

Mr. Carter asked if the new metal railing encloses it in a way that will prevent from an opening into the window well.

Mr. Merino confirmed and said the Building Department requires the safety rail to entirely close the window well.

The Chairperson asked to confirm that the left side porch extension will be removed.

Mr. Merino confirmed and said the porch decking extension will be cut to the left column aligning the porch decking with the roof.

Mr. Carter said #4 of the design plan depicts a part of the four walled window well that is not covered by the safety railing.

Mr. Merino said that is an illustration error on the design plan.

The Board requested an updated design plan showing the corrected safety railing.

The applicant requested a table of the application.

AR 2023-088

Applicant: Philip Toscano, Architect
Owner: Headache LLC
Location: 99 Montgomery Street

Returning for determination to modify the portico.

Dana Trezza appeared before the Board and gave an overview of proposed work included in Section 3 of its August 4, 2023 submitted scope of work. He clarified that his presentation includes the portico and roof restoration.

Carson Carter moved to accept a portion of the application as submitted, addressing sections 3(d) and 3(f) of the submitted scope of work. Sections 1 and 2 were previously approved under a separate approval. The remaining items in Section 3 remain outstanding.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2024-018

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

Returning for determination to restore/renovate the storefront and 2nd floor residential façade.

Floyd Johnson and Maria Rios appeared before the Board.

Mr. Johnson gave an overview of requested details per the Board's request at the August 2024, meeting.

Mr. Carter asked if there was a photo taken from the outside looking in with the roll gate up.

Mr. Johnson said no. He said the photos submitted would illustrate the same view.

Mr. Carter said a photo taken from the outside looking in would illustrate the framing details. He asked how the storefront is supported.

Mr. Johnson said an I-beam across the entire storefront.

The Chairperson asked if the roll gate will remain.

Mr. Johnson confirmed.

Mr. Carter requested details on what holds the roll gate if the proposed plans are to remove the existing fascia. He requested details on how the steel I-beam will be framed.

Mr. Buonanno asked what surrounds the first-floor windows.

Ms. Rios said wood trim.

Mr. Carter asked for the material of the residential door.

Mr. Rios said steel metal.

Mr. Carter said a double paneled wooden door would be historically accurate.

Mr. Carter asked for proposed lighting detail.

Mr. Johnson said down cast lantern fixtures.

Mr. Carter recommended gooseneck lighting in keeping with the historical accuracy.

The Chairperson asked the applicant to provide details on the I-beam framing, the residential door

and an alternative lighting fixture.

The applicant requested a table of the application.

AR 2024-063

Applicant: **Floyd Johnson**
Owner: **Theab Alshaikh**
Location: **124 Renwick Street**

Returning for determination to install new storefront door, install new storefront windows, and paint using colors from the Sherwin Williams Historic Color palette.

Floyd Johnson and Theab Alshaikh appeared before the Board.

Mr. Johnson gave an overview of the details requested by the Board at the August 2024 meeting.

The Chairperson asked if the cast iron columns would be visible.

Mr. Johnson confirmed.

Mr. Carter asked for confirmation of the material underneath the windows.

Mr. Johnson said brick.

The Chairperson recommended wood paneling.

Mr. Carter asked if the third-floor brick will be painted.

Mr. Johnson said that is an error on the design plan set.

Ms. Flanagan asked to confirm the paint colors proposed and location.

Mr. Carter requested drip cap details.

The applicant requested a table of the application.

AR 2024-064

Applicant: **Floyd Johnson**
Owner: **134 South Street LLC**
Location: **134 South Street**

Returning for determination to install new storefront door, install new storefront windows, and paint using colors from the Sherwin Williams Historic Color palette.

Floyd Johnston and Kamil Falkowski appeared before the Board.

Mr. Johnson gave an overview of the details requested by the Board at the August 2024 meeting.

Mr. Carter said the ground floor proposal is not clear and requested a drawing showing the correct proportions and photos of existing conditions behind the plywood.

Mr. Buonanno requested more detail on storefront recessed floor material, overhead details, and wrapping.

Mr. Carter requested lighting fixture details.

Ms. Flanagan requested that historic sign painted on the side brick wall be preserved.

The applicant requested a table of the application.

AR 2024-054

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

Returning for determination 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.

Chris Berg appeared before the Board and gave updates to the design since the July 9, 2024, presentation to the Board.

Mr. Carter asked what color will be used to repoint the brick.

Mr. Berg said Newburgh Red.

The Chairperson asked to confirm that the chain link fence will not be installed.

Mr. Berg confirmed and said the fence will be a black aluminum wrought iron vertical fence.

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: 24-42 Johnes / 23-33 Edward Street

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

Chris Berg appeared before the Board and said the owner requested more time to prepare for presentation.

The applicant requested a table of the application.

AR 2024-061

Applicant: Lori A Grinker
Owner: Lori A Grinker
Location: 163 Grand Street

Application to repair/restore front porch 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 2024-062

Applicant: Gildo M. DeOliveira
Owner: Newburgh 1 River View Place LLC
Location: 1 Riverview Place

Returning for determination to install new windows.

Gildo DeOliveira appeared before the Board and said he proposes restoration of the existing windows.

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

NEW BUSINESS

AR 2024-072

Applicant: Jesse Farrenkopf
Owner: Konstantin 27 LLC
Location: 27 Johnes Street

Application to install windows.

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

AR 2024-073

Applicant: Doria Paci
Owner: TimKear Realty LLC
Location: 97 Liberty Street

Application to install signs.

Marya Lawrence-Hart appeared before the Board and gave an overview of the proposed project.

Mr. Carter asked if the signs will be placed in the existing mounting locations.

Ms. Lawrence-Hart confirmed.

Asked what is proposed for the sign material.

Ms. Lawrence-Hart said the sign material will be plywood for exterior use.

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 2024-074

Applicant: Philippe Pierre
Owner: 104 Washington St LLC
Location: 104 Washington Street

Application to construct a new, mixed-use building.

Philippe Pierre and Charlie Huebner appeared before the Board.

The Assistant Corporation Counsel said this property first presented to the Board in 2021. He said the design has changed and the applicant is now presenting a new application to the Board.

Mr. Pierre said this is a new updated design with several of the same elements that had been approved in 2021. He said the design now includes a full brick façade with a full brick return on the side, cladding made up of smooth cement panels with architectural vertical battens and two-toned metal wall panels for the accent areas. He said the storefront changed from a glass block base to a classic storefront look with 2 retail entrances and 1 central passage for the service and residential, the steel channel lintel remains above the storefront, the front façade has three protruding bays, the commercial sign will be a steel blade, and the windows have been changed to traditional sized casement windows as there is no longer mezzanine levels on the interior.

Mr. Carter asked why they chose to reduce the eight-foot-deep return on the brick façade.

Mr. Pierre said the eight-foot return is no longer aesthetically appealing against the proposed metal wall as the façade is now proposed as full brick and not thin-brick.

The Chairperson asked if there is a potential for the metal to rust.

Mr. Pierre said they changed their proposal from core 10 steel to a factory finish metal panel that will not rust.

Mr. Carter asked to locate the proposed signage on the plan set.

Mr. Pierre referred to the south elevation above the steel lintel.

Mr. Carter asked if the State Historic Preservation Office (SHPO) reviewed the new design plan set.

Mr. Pierre said no and that they will be resubmitting through the Cultural Resource Information System (CRIS).

Mr. Flanagan said the new design has lost variation on the east and west elevations with the proposed darker materials.

Mr. Carter agreed.

Ms. Flanagan asked the applicant to pay attention to the rhythm of the fenestration on the west elevation and the neighboring buildings.

The Chairperson requested a design plan set to scale and asked to consider alternative colors.

Ms. Flanagan requested more detail added to the design plan set.

Mr. Buonanno requested simplification of the proposed materials and color.

The Chairperson asked about the status of the roof deck.

Mr. Pierre said there is no longer a proposed roof deck.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson kept the public hearing open.

The applicant requested a table of the application.

AR 2024-075

Applicant: Alexis Carrington
Owner: Boys & Girls Club of Newburgh, Inc.
Location: 285 Liberty Street

Application to replace the roof.

Kevin White and Alexis Carrington appeared before the Board.

Ms. Carrington gave an overview of the proposed project.

Ms. Flanagan asked for the current roof tile material.

Ms. Carrington said slate.

Ms. Flanagan asked for the proposed replacement roof tile material.

Ms. Carrington said fiberglass, carriage house, hexagon shape.

The Chairperson asked if a sample of the roof tile is available for review.

Ms. Carrington said she did not have a sample of the roof tile and referred the Board to the specification sheets submitted with the meeting materials.

Ms. Flangan asked for the proposed color.

Ms. Carrington said Colonial Slate.

Ms. Flanagan asked about the condition of the current roof tiles.

Ms. Carrington said the underlay and wood material is soft on both the flat and sloped roof, and that there are missing roof shingles.

Ms. Flanagan asked if the roof was assessed by a professional who has experience working with slate roof repair.

Ms. Carrington confirmed.

Ms. Flanagan asked if there is a quote to replace the roof with slate shingles.

Ms. Carrington said they do not have a quote to replace the roof with slate shingles.

Mr. Carter said the slate roof is a significant historic detail for this building that used to be the Governor's Mansion.

Ms. Flanagan said the East End Historic District guidelines specify the significance of salvaging or replacing in kind.

Ms. Carrington said they did explore the possibility of salvaging the slate. She said it would be financially unfeasible.

Mr. Carter said in reviewing the scope of work regarding the bluestone chimney caps, he recommended mortaring a piece of bluestone on top of the existing cap in lieu of total replacement.

The Chairperson referred to the East End Historic District guidelines.

Ms. Flanagan requested submission of quotes for replacement of roof shingles with slate material and replacement of roof shingles with synthetic slate material.

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.

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

Respectfully Submitted:

J.K. Gentile, Secretary