

MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of October 29, 2024
(rescheduled from October 8, 2024)

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, October 29, 2024 (rescheduled from October 8, 2024), 6:30 p.m. at the Heritage Center, 123 Grand Street, Newburgh, New York 12550.

Members Present: Michele Basch, Chairperson
Michael Buonanno
Carson Carter
Kate Flanagan
Gregory Nato
Schnekwa McNeil (arrived at 6:43 p.m.)

Absent: Chris Hanson

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.

Minutes of the September 10, 2024 ARC meeting

Carson Carter moved to approve the minutes from the September 2024 ARC meeting.
Gregory Nato seconded the motion.
The motion passed 5-0 via roll-call vote.

OLD BUSINESS

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: 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 September 2024 meeting.

Gregory Nato moved to approve the amended application as submitted.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2024-076

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

Returning for determination on installation of a fence with gate and paint using a color from the Benjamin Moore Historic Color palette.

Daniel Merino appeared before the Board and gave an overview of the details requested by the Board at the September 2024 meeting.

The Chairperson asked to confirm the placement of the fence.

Mr. Merino said the fence would run straight across the lot width in the rear of the building.

Kate Flanagan moved to approve the application as submitted, subject to the following clarifications:

- The paint color shall be HC-155.

Carson Carter seconded the motion.

The motion passed 5-0 via roll-call vote.

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.

Chris Berg appeared before the Board and gave an overview of the details requested by the Board at the September 2024 meeting.

Carson Carter moved to approve the application as submitted.

Kate Flanagan seconded the motion.

The motion passed 5-0 via roll-call vote.

AR 2024-075

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

Application to replace the roof.

Alexis Carrington and Kevin White appeared before the Board.

Ms. Carrington gave an overview of the proposed Cupa Pizarras Ready Slate, natural slate material for roof replacement tiles.

Carson Carter moved to approve the application as submitted.

The Chairperson seconded the motion.

The motion passed 6-0 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.

Mr. Pierre gave an overview of the updates made to the design plan set and material samples as requested by the Board at the September meeting.

The Chairperson asked to confirm that the Corten material will not slough off over time.

Mr. Pierre said the Corten metal will oxidize but not run.

Mr. Carter asked about the high beam sign board on the front entry doors.

Mr. Pierre said blade signs will be placed on the two sides. He said the high beam is proposed as a steel channel with exposed fasteners and the space would be left black.

Mr. Carter asked if the residents would have access to the rooftop.

Mr. Pierre said no.

The Chairperson asked whether solar panels were considered for the roof.

Mr. Pierre said no.

The Chairperson asked about lighting.

Mr. Pierre said there are goosenecks above the two side doors and lighting within the awning above the middle door.

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.

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 the details requested by the Board at the September 2024 meeting. He said the owner will maintain the roll gate and add a rain guard above the roll gate box to protect it from deterioration and rust.

Mr. Nato asked to confirm if they propose maintaining the white panel above the roll gate.

Mr. Johnson confirmed and said the white panel would become the signboard.

Mr. Nato asked if they propose to maintain the existing angle of the panel/signboard as the drawings depict the panel/signboard flush to the building.

Mr. Johnson said the panel/signboard will maintain a slight angle.

Mr. Carter requested that panel/signboard slight angle detail be shown on the drawing.

Mr. Buonanno asked about the sign material.

Mr. Johnson said heavy plastic lettering with a thin aluminum face.

The Board requested submission of the sign materials

The Chairperson asked to confirm that the storefront windows be flush against the building.

Mr. Johnson confirmed.

The Chairperson recommended tilting the windowsill for water runoff.

Mr. Johnson said there is a tilt to the windowsill.

Mr. Carter said a drip cap flashed in metal would be historically accurate and not the proposed EDPM rubber.

Mr. Nato said the depiction of the drip cap underneath the signboard on the elevation shows a crown molding that the drawing does not depict. He requested the drawing detail how the crown molding will be affixed.

Mr. Carter asked to confirm that the transom above the residential door will not be restored.

Mr. Johnson confirmed.

Ms. Flanagan said there are inconsistencies with the submitted elevations and drawings.

Mr. Carter requested additional architectural detail to be shown in the drawings.

The Chairperson asked the applicant to reconsider the nine gooseneck lighting fixtures.

Mr. Carter asked to confirm that the brick course has been replaced with the lighting band.

Mr. Johnson confirmed.

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 appeared before the Board and gave an overview of the details requested by the Board at the September 2024 meeting.

Mr. Carter asked to explain the drip cap above the sign. He said the drip cap should start where the brick meets the header. He said the drawing reflects the drip cap underneath the stone windowsills of the second floor.

Mr. Nato, referring to the section with the rain guard, requested details of the flashing material and a cross section of how it will be built out. He said molding will be used a molding shape would be needed.

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 Johnson appeared before the Board and gave an overview of the details requested by the Board at the September 2024 meeting. He said there were previous discussions about preserving the wood area above the storefront, but the wood has greatly deteriorated.

Ms. Flanagan said the number of gooseneck lighting fixtures is not historically accurate. She recommended four gooseneck lighting fixtures.

Mr. Carter said the proposed plywood trim for the storefront door is not a durable material and recommended solid exterior frame lumber.

Mr. Carter said much like the earlier application for 124 Renwick, the drip cap should start where the brick meets the header, and the drawing reflects the drip cap underneath the stone windowsills of the second floor.

The applicant requested a table of the application.

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 2024-078

Applicant: Rachel Watts
Owner: Rachel Watts
Location: 84 Beacon Street

Application to install handrails on the front steps.

Rachel Watts appeared before the Board and gave an overview of the proposed project.

The Chairperson asked to confirm the proposed railing would be wood material.

Ms. Watts said yes.

Michael Buonanno asked if the railing would be painted.

Ms. Watts said she did not plan to but if needed, would paint it white.

Ms. Flanagan asked how the railing attaches to the house.

Ms. Watts could not confirm.

The Chairperson requested a drawing indicating where the railing attaches to the building and whether it ends at the bottom step or the concrete pad.

Mr. Carter recommended confirming whether the Building & Codes Department requires a footing for the newel post.

Mr. Carter recommended researching what is underneath the vinyl cladding as there could be an original stair railing and spindle to attach the new handrail to.

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 2024-079

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

Application to install sidewalks.

City Engineer comment letter made a matter of record.

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

Mr. Carter referred to the City Engineer's comment letter and asked about a plan for street trees and buffer strips.

Mr. Wright said there is a continuous strip on the edge that conforms to the Streetscape Standards. He said they propose to plant trees in that strip.

The Assistant Corporation Counsel said the Board's purview is limited to sidewalk material only, for curbs and sidewalk surface.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

The Chairperson moved to approve the application as submitted.

Kate Flanagan seconded the motion.

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

AR 2024-080

Applicant: Chris Berg/Berg + Moss Architects, PC

Owner: 75 Grove LLC

Location: 190 Dubois Street

Application to construct a new 3-story residential building

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

Mr. Buonanno asked what is proposed for the sidewalks.

Mr. Berg said the owner will comply with the Streetscape Standards, granite curbs and stamped and dyed concrete sidewalks.

Ms. Flanagan asked why the Dubois Street elevation has an added amber color contrast.

Mr. Berg said the contrast sets the building apart from the surrounding buildings and felt the amber color complemented the green.

Ms. Flanagan said the roof does not match the pitch and style of the neighboring buildings, which are predominantly flat roofs.

Mr. Berg said the pitch is steeper than the neighboring buildings.

Mr. Carter asked about the decision behind the front façade instead.

Mr. Berg said it was to accentuate the entrance.

Mr. Carter asked if the rear of the building can be seen by the street.

Mr. Berg said seasonally yes.

Mr. Carter asked if anything could be added to the north elevation.

Mr. Berg said the building is right on the property line and the options are limited.

The Chairperson asked if windows could be added.

Mr. Berg said they had not proposed windows as there is a parking lot next door, but he would ask the owner.

Mr. Carter recommended adding a ridge detail.

Mr. Buonanno asked if the accent color wrapped around the rear of the building.

Mr. Berg said yes.

The Chairperson asked if lighting is proposed for the north elevation.

Mr. Berg said no. He said they propose a lighting fixture for the front entry door and in the alleyway.

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 2024-081

Applicant: John Rich
Owner: 133 North Realty Partners, LLC
Location: 133 N. Miller Street

Application to construct a new multi family dwelling on an existing vacant lot.

Eulogio Santiago and John Rich appeared before the Board.

Mr. Rich gave an overview of the proposed project.

Ms. Flanagan asked if the building projection on the elevation drawings depicts bay windows.

Mr. Rich said yes, and the bay windows project 2 feet from the building.

Mr. Buonanno asked if the roof projects straight over the bay windows.

Mr. Rich said yes.

Ms. Flanagan requested submission of a rendering showing the building within the context of the street and the massing in relation to the neighbors.

Ms. Flanagan said the cornice detail does not stretch across the bay windows, the window fenestration across the façade does not appear consistent, and the front entry door appears out of place within the building massing.

Mr. Nato recommended adding more to the front entrance, maybe the addition of a covered porch.

Mr. Buonanno requested additional cornice detail.

The Chairperson said a modern approach to a new in-fill building is appropriate within the East End Historic District as long the style fits in harmony with the other buildings on the street.

Mr. Carter recommended a porch that frames the front door.

Mr. Carter said the siding is running to the ground and recommended adding a skirt to define the water table. He said that it helps soften the massing.

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 2024-082

Applicant: Barrington Haye and Velma Haye
Owner: Barrington Haye and Velma Haye
Location: 77 Ann Street

Application to install new siding.

Barrington Haye and Velma Haye appeared before the Board.

Mr. Haye gave an overview of the proposed project.

Mr. Carter asked what is underneath the current façade material.

Mr. Haye said the old clapboard.

Mr. Nato asked if the clapboard could be repaired.

Mr. Haye said the clapboard is too badly damaged.

Ms. Flanagan asked how the Hardie Board will interact with the windows.

Mr. Haye said the current window frames will be flush with the Hardie Board. He said the existing window caps will not be covered up.

Mr. Carter recommended maintaining the corner boards.

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:

- Maintain corner boards to the extent that they currently exist underneath the existing siding material. If corner boards do not exist under the existing siding material, install new on the east and west front façade.

Kate Flanagan seconded the motion.

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

AR 2024-083

Applicant: Alec R. Gladd/Cuddy + Feder LLP
Owner: Hudson Pointe Apartments Owner LLC
Location: 90 Grand Street

Application to collocate a wireless telecommunications facility on an existing support structure.

Alec Gladd and Dana Segreto appeared before the Board and gave an overview of the proposed project.

Ms. Flanagan asked if the new wireless communications facilities need to be taller than the existing facilities.

Mr. Gladd said yes as it will assist with signal propagation. He said the wireless communications facilities are pole mounted to the back of the parapet.

The Assistant Corporation Counsel asked for the height of the antennae installation.

Mr. Gladd said he did not have that detail available.

Mr. Carter asked if the equipment will be located inside the parapet.

Mr. Gladd said yes, the equipment cabinet will not be visible from the street.

The Chairperson asked if the antenna could be placed on top of the roof top and not the side.

Mr. Gladd said the rooftop would block part of the RF signal coming off the antenna and would not sufficiently propagate the signal.

Mr. Buonanno asked if the current antennas would remain.

Mr. Gladd said yes, those antennas are with a different carrier.

Ms. Flanagan read from the East End Historic District guidelines regarding modern communications systems being added to buildings.

Mr. Carter asked if the antennas could be placed on the elevator bulkhead.

Ms. Segreto said there are already antennas placed there and there needs to be 10 feet of separation to avoid interference with their signal.

The Chairperson recommended changing the color of the antenna to help camouflage its appearance.

Ms. Segreto said there is an option to choose a reflective material.

Mr. Carter requested exploring other areas to mount the antenna that is not visible from the street.

Mr. Gladd said the current submission plans show a total of three antennas and the proposed plan is to mount three antennas in three different locations.

The Assistant Corporation Counsel said that the amended proposal would need to be reflected in the next submission to the Board.

Mr. Carter asked to confirm that the antenna cannot be placed on top of the bulkhead.

Mr. Gladd said no, that there is already an antenna there.

Mr. Carter referred to a recent street view showing there are currently no antennas placed on top of the bulkhead on the south elevation and asked if the antennas could be placed there.

Mr. Gladd said it would interfere with the RF shadow.

Ms. Flanagan requested specification showing the antenna in the reflective material.

Mr. Buonanno asked to clarify if the application is for 3 antennas.

Mr. Gladd confirmed.

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 9:17 p.m.

Respectfully Submitted:

J.K. Gentile, Secretary