

MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of November 12, 2024

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, November 12, 2024, at 6:30 p.m. at the Heritage Center, 123 Grand Street, Newburgh, New York 12550.

Members Present: Michele Basch, Chairperson
Chris Hanson
Gregory Nato
Carson Carter
Kate Flanagan
Schnekwa McNeil

Absent: Michael Buonanno

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

Meeting called to order at 6:38 p.m.

CONSENT AGENDA

AR 2024-090

Applicant: Roberto Brambilla
Owner: Riverscapes, LLC
Location: 282 Grand Street

Paint using colors from the Benjamin Moore Historic Color palette.

Mr. Carter said in addition to painting, exterior modifications had taken place that were not reviewed by the ARC.

The Board removed this item from the Consent Agenda and placed it on the next ARC meeting for additional information.

AR 2024-091

Applicant: 7 Star Construction Service
Owner: Royal Mgmt Washington LLC
Location: 131 Montgomery Street

Paint using colors from the Benjamin Moore Historic Color palette.

Mr. Carter said in addition to painting, exterior modifications had taken place that were not reviewed by the ARC. He said the siding material used was not historically appropriate.

The Board removed this item from the Consent Agenda and placed it on the next ARC meeting for additional information.

AR 2024-092

Applicant: Mordecai Loeffler
Owner: Equities of Hudson LLC
Location: 407 Liberty Street

Paint using colors from the Benjamin Moore Historic Color palette.

Mr. Carter said the painting had been completed and the multi layered paint application on masonry and paint color are not historically appropriate.

The Board removed this item from the Consent Agenda and placed it on the next ARC meeting for additional information.

OLD BUSINESS

AR 2021-036

Applicant: Kearney Realty and Development Group
Owner: City of Newburgh
Location: 15 South Colden Street

Amendment to August 12, 2021 approved application. Requesting change to approved brick colors.

Sean Kearney appeared before the Board and gave an overview of the proposal to substitute brick colors approved on August 12, 2021. He said the approved brick was no longer in production.

Chris Hanson moved to approve the amended application as submitted.

Kate Flanagan seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2023-132

Applicant: Chris Berg/Berg + Moss Architects, PC
Owner: Muhammad M R Chowdhury and Halima Chowdhury
Location: 44 Farrington Street

Returning for determination to repair/replace the front stairway, install new front door and new windows.

Chris Berg appeared before the Board and gave an overview of the updates made to the design. He said they propose to remove the new construction portion of the third floor, rebuild the mansard roof at the angle to match what was originally there, restore the dormers and cornice, add asphalt shingles, install new 2/2 window style aluminum-clad wood windows, install a single front door, and restore the front porch with historically appropriate balustrades and newel posts.

Mr. Hanson asked to confirm that the proposed mansard windows will not have a divide.

Mr. Berg confirmed and said the proposed casement windows will be large enough to be used as egress windows.

Mr. Carter said the roof shingle had been slate material prior to the fire and the mansard roof windows were historically a true arch shape.

Mr. Carter requested basement door details.

Mr. Hanson agreed with the requested basement door details and updating the mansard roof windows with a true arch shape.

Mr. Carter said a double front door would be historically appropriate. He said there had been a transom window and asked if it was still there.

Mr. Berg said he could not recall.

Mr. Berg asked if partial approval could be rendered as the owner would like to begin construction on the mansard roof before the winter weather.

Ms. Flanagan said there are elements of the mansard roof details that are not solidified.

The Board agreed.

The applicant requested a table of the application.

NEW BUSINESS

AR 2024-084

Applicant: Marie Polycarpe
Owner: Marie Polycarpe
Location: 225 First Street

Application to install windows.

Marie Polycarpe appeared before the Board and gave an overview of the proposed project.

The Chairperson asked to confirm the proposed window material.

Ms. Polycarpe said vinyl.

The Chairperson referred to the East End Historic District guidelines. She asked the applicant to consider wood or aluminum-clad wood windows.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Nato recommended a 6/1 window style to match the 6/1 window style on the second floor.

The applicant requested a table of the application.

AR 2024-085

Applicant: Carlos Balarezo
Owner: Dorador LLC
Location: 403 Grand Street

Application to install a fence.

Chris Hanson recused himself from the application.

Angie Acevedo appeared before the Board and gave an overview of the proposed project. She proposed a single gate adjacent to the house and a double gate midway from the single gate to accommodate landscaping equipment to enter the yard. She said both gate openings will swing inwards, and the fence will be placed two feet from the sidewalk.

Mr. Carter asked if a curb cut is proposed for landscape equipment access.

Ms. Flanagan said curb cuts and driveways are not within the ARC purview.

Ms. Flanagan referred to the East End Historic District guidelines regarding fences along the sidewalk should be measured no higher than 40 inches from grade.

Mr. Carter said the scalloped fence style maintains the required height.

Mr. Nato agreed.

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:

- The fence material shall be wood
- The paint color shall be “Webster Green”

The Chairperson seconded the motion.

The motion passed 4-1 via roll-call vote.

AR 2024-086

Applicant: Reed Loar
Owner: Kai Wright and Jedd Flanscha
Location: 39 Bay View Terrace

Application to install a fence.

Carson Carter recused himself from the application.

Reed Loar appeared before the Board and gave an overview of the proposed project.

Ms. Flanagan referred to the East End Historic District guidelines regarding fence height.

The Chairperson asked the applicant if he would consider minimizing the fence height.

Mr. Loar said he would consider minimizing the fence height to 40 inches.

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, subject to the following conditions:

- The fence height shall be 40 inches from grade.

Kate Flanagan seconded the motion.

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

AR 2024-087

Applicant: Jorge Martinez
Owner: 23 Prince Street San Miguel LLC/Aurelia Vidal
Location: 180 Broadway

Application to install a sign.

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

AR 2024-088

Applicant: Nils Fredrikson/Crozier Gedney Architects PC
Owner: Habitat for Humanity of Greater Newburgh Inc.
Location: 225 Third Street

Application to install a new front door, install new windows, repair cornice, replace front stairway, install new metal railing, repair existing brick, and paint using colors from the Benjamin Moore Historic Color palette.

Nils Fredrickson and Stephen DeGroat appeared before the Board.

Mr. Fredrickson gave an overview of the proposed project.

Mr. Carter asked if they would consider coloring the front concrete stairway to a natural brownstone color.

Mr. Fredrickson said they could colorize the parging in a brownstone color.

Mr. Carter asked for the reason the applicant proposed a one-panel, single front door system.

Mr. Fredrickson said a double door system is impractical.

Mr. Hanson asked if an inner door is proposed.

Mr. Fredrickson said no.

Mr. Flanagan said the proposed front door is not historically appropriate.

Mr. Carter said historically the property had a double front door.

Mr. Carter asked what is proposed for exterior lighting.

Mr. Fredrickson said they will provide lighting details on the next submission.

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:

- Front door detail and lighting detail remains outstanding.
- The front stairway parge shall be a brownstone color.

Kate Flanagan seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2024-089

Applicant: Eulogio Santiago
Owner: 10 Overlook Realty Partners LLC
Location: 10 & 12 Overlook Place

Application to construct a new, three-story building on a vacant lot.

Eulogio Santiago and Nico Zapata appeared before the Board.

Mr. Zapata gave an overview of the proposed project.

Carson Carter asked if the foundation will be true brick or thin brick.

Mr. Zapata said true brick.

Mr. Carter recommended adding a wraparound porch detail to soften the massing and rethinking the window placement on the east elevation.

Mr. Hanson agreed. He said the east elevation presents a flat mass and recommended breaking the space up by reworking the shallow, square bay windows.

Mr. Nato recommended rethinking the roof line treatment of the east elevation, suggested incorporating the details of the south elevation roof design to also soften the massing.

Mr. Carter recommended converting the back deck into a double or triple-height deck to help soften the mass on the east elevation.

Mr. Flanagan said rethink the window placement on the east elevation.

Mr. Carter said the renderings depict a material difference on the bay windows.

Mr. Zapata said the bay windows are proposed with horizontal panels with seams.

Mr. Carter asked about the shingle roof material.

Mr. Zapata said architectural shingles.

Mr. Hanson asked if that includes the bay windows and the turrets.

Mr. Zapata said yes.

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 7:50 p.m.

Respectfully Submitted:

J.K. Gentile, Secretary