

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Mary Crabb, Chairperson

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Nancy Evans, Secretary

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ARCHITECTURAL REVIEW COMMISSION meeting of December 12, 2006.

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, December 12, 2006** at 7:30 p.m. in the Activity Center at 401 Washington Street, Newburgh, New York.

Members Present: **Mary Crabb, Chairperson**
 Peter King
 Barbara Lonczak
 Bridiganne Flynn
 Chris Hanson

Members Absent: **Keith Neito**
 Charles Passarotti

Also present: **Geoffrey Chanin, Corporation Counsel**

The meeting was called to order at 7:30 p.m. after a quorum was confirmed.

OLD BUSINESS

AR 2006-39 **96 Broadway**
For addition, alterations and repairs to doors, roof, windows, steps, clock, finials, columns, and decorative cornices. Paint colors to be beige and white.
Applicant: 96 Broadway LLC

The applicant did not appear before the Board. This matter is tabled for applicant's appearance.

AR 2006-68 **77 Leroy Place**
To rebuild porch with in the same footprint as existing porch and new steps with the same dimensions as existing ones and to build new brick piers to replace the damaged ones. Porch to be constructed with pressure treated material and to be covered with tongue and groove doug fur to be painted Sedona clay; to install railings on both sides of stairs. House to be painted Great Barrington Green HC-122.
Applicant: Vincent Cassisi

The Chairman of the Board then opened the Public Hearing by reading the text of the notice.

Vincent Cassisi appeared before the board.

His application had been tabled at the October meeting to give Mr. Cassisi a chance to reconsider his design plans for his front porch. He has returned with a new design.

His new plan is to eliminate the triple columns in each corner and double columns on both sides of the stairs, making just 4 single columns on the porch and reducing the size of the brick piers and eliminating the brick rails leading to the front porch. The brick piers will remain the same height, but narrower, making it less bulky.

Mr. King: He wants to redo a historic structure and do something that is no longer historic. The concept is an English Indian bungalow and it was supposed to be strength in the structure. It was supposed to be a base for the structure upon which the structure is built. It was a long time of renaissance effort to turn the corner with columns without having a single big column they tried to lighten it up with split columns. It works, you have a great structure the way it is. You bought an historic structure within the historic district. You need to honor the structure you bought.

Mr. Cassisi's home is the first one in the historic district on his street. Applicant is concerned about the cost of putting the house back exactly the way it was before the accident. Board members told him that he will get the money back. Historic structures do not devalue.

Mr. Hanson: We are not talking about small details, we are talking about the entire façade of the house as it relates to the porch. It does change the character of the home which is what our job is to protect.

This matter is tabled for the applicant to reconsider plans.

NEW BUSINESS

AR 2006-85

106 Benkard Avenue

Needs a recommendation to appear before the Zoning Board of Appeals for a change in use from a one family to a 3 family.

Applicant: Pedro Irizarry

Pedro Irizarry appeared before the Board.

There will be no outside changes, only interior. There will be a common entrance.

A motion to approve the application for a recommendation to appear before the Zoning Board for a change in use was made by Ms. Lonczak

and seconded by Ms. Flynn.

The motion was passed with a vote of 5-0.

AR 2006-88 **99 Liberty Street**
To paint existing sign with new name.
Applicant: Timkear Realty

The applicant did not appear before the Board. This matter is tabled for applicant's appearance.

AR 2006-89 **8 Mill Street**
To paint front of building and trim color - yellow egg shell.
Applicant: Salvatore Cracolici

Elizabeth Olsen appeared before the Board on Mr. Cracolici's behalf.

Mr. Chanin informed everyone that Mr. Cracolici inquired at the building department and was told by Mr. Cummings that his home was not in the Historic District. He painted the outside of the house and then found out it was in the Historic District. The building was white and has been painted Good Morning Sunshine 326.

While looking at the picture that the building department provided it was noted that a new wooden railing had been constructed. It was previously a metal railing. The applicant will need to come back before the board for the railing. A public hearing fee of \$40.00 is required.

The board decided to table the application and vote on everything at one time.

PUBLIC HEARINGS

AR 2006-71 **264 Grand Street**
To repair front steps and walkway. To replace steps with new concrete form laid over existing crumbled brownstone. Concrete is custom dyed to match brownstone and stamped with pattern. The slate sidewalk was removed and replaced with poured concrete that is dyed and stamped to look like lavender slate. Paint color chips will be supplied at meeting.
Applicant: Matthew Haasch and Lisa Cline

The Chairman of the Board then opened the Public Hearing by reading the text of the notice.

Lisa Cline appeared before the Board.

Ms. Cline explained that she did not realize she needed board approval or a building permit and she made the changes already. The colors used were Larrington VM 1000, Cameron Green NA66, Sisal NA10 and white for the dormer

The public hearing was completed on December 12, 2006.

A motion to approve the application was made by Mr. King and seconded by Ms. Flynn.

The motion was approved with a vote of 5-0.

AR 2006-82

31 Benkard Avenue

To install a new steel door and vinyl clad windows. Also needs a recommendation to appear before the Zoning Board of Appeals for a change in Use.

Applicant: Semyon Apter and Ilya Simakovsky

The Chairman of the Board then opened the Public Hearing by reading the text of the notice.

Floyd Johnson, Semyon Apter and Ilya Simakovsky appeared before the board.

The applicants are requesting a recommendation to appear before the Zoning Board of Appeals for a change to the lower portion of the building they have just purchased into an apartment. Mr. Johnson explained the previous owners had already started to change the inside.

Applicant needs to come back with a detailed design showing what they are going to do to the store front. The only things voted on with this public hearing were the paint colors – Spring Fling for cornice and Irish Ivy for the bay and the 1st floor at the store front level.

The public hearing was completed on December 12, 2006.

A motion to approve the paint color was made by Mr. King and seconded by Ms. Flynn.

The motion was approved with a vote of 5-0.

A motion for the recommendation to the Zoning Board for a change in use was made by Mr. King and seconded by Ms. Flynn.

The motion was approved with a vote of 4-1.

AR 2006-83

122 Renwick Street

To remove shingles and reside with Certainteed vinyl siding in a gray color.

Applicant: Paul Johnson

The Chairman of the Board then opened the Public Hearing by reading the text of the notice.

Mike Henderson and Paul Johnson appeared before the board.

Mr. Johnson agreed to change his application based on the discussion by the board to use wood cedar shake shingles with 1 1/8" reveal fishscale painted light gray to match the cornice.

The public hearing was completed on December 12, 2006.

A motion to approve the application was made by Mr. Hanson and seconded by Mr. King.

The motion was approved with a vote of 5-0.

AR 2006-84

62 Grand Street

To change two Pius signs to Catholic Charities. The first sign will be 18" tall by 24" wide, non-illuminated with the existing pole to remain. The second sign will be mounted on the wall of the building and will be 10" tall by 18" wide, non-illuminated. Both signs will be white with blue lettering.

Applicant: Donald Weigmann

The Chairman of the Board then opened the Public Hearing by reading the text of the notice.

Paula Myruski appeared before the board.

The public hearing was completed on December 12, 2006.

Mr. King wants it understood that the dimensions will remain the same and that it will be non-illuminated and that the color and wording will change.

A motion to approve the application was made by Mr. King and seconded by Ms. Lonczak.

The motion was approved with a vote of 5-0.

AR 2006-86

21-23 Grand Street

To remove rotten wood soffit and trim and replace with new to match existing and paint as required; re-point existing brick at chimney as required; remove existing ivy from face of brick and soffit; replace broken and missing slate roof tiles with new to match existing; scrape and paint existing cornice; install new aluminum clad windows; remove loose stone head and install new stone head to match existing in color and style; scrape and paint existing wood siding; install a new wrought iron railing; re-set, level and repoint existing stone stair treads and stone side walls; install a new front door and frame; remove debris from roof and repair as required; remove existing fire escape; remove an existing door and window and infill with brick

veneer. Also needs a recommendation to appear before the Zoning Board of Appeals for an Area Variance.
Applicant: Occupations, Inc

The Chairman of the Board then opened the Public Hearing by reading the text of the notice.

David Wieboldt and James De Stefano appeared before the board.

They are proposing a renovation on the facades of both buildings, no structural changes. New entrance to be on Ann Street. Brick for addition to match existing brick. Recreate railing around porch. 21 Windows 6 over 6 and 23 windows 1 over 1. Fire escapes will be in back of building - fire stairwell. Doors will be rebuilt or repaired. Will need parking variance from ZBA.

The public hearing was completed on December 12, 2006.

The application was approved as presented.

A motion to approve the application was made by Mr. King and seconded by Mr. Hanson.

The motion was approved with a vote of 5-0.

A motion for the recommendation to appear before the Zoning Board of Appeals for an Area Variance was made by Ms. Lonczak and seconded by Mr. King.

The motion was approved with a vote of 5-0.

AR 2006-87

159-167 Washington Street

To replace broken windows with new aluminum bronze tone windows.

Applicant: Newburgh Homes, LLC, Andrew Perkal

The Chairman of the Board then opened the Public Hearing by reading the text of the notice.

Andrew Perkal appeared before the board.

They have already started the work. They were informed that the building was not in the historic district. When they found out the building was in the historic district they stopped work and filled out the ARC application.

Ms. Flynn: The replacement windows were not installed correctly. The rest of the buildings are a mish mash of all different types of windows.

The board tabled this application in order for applicant to provide clearer photos of all the windows in all the buildings and a picture of one of the new windows unwrapped.

Shade Tree Commission made a presentation after all applicants had been heard.

Meeting adjourned at 10:00 p.m.

Respectfully submitted,

Nancy Evans

Secretary