

**CITY OF NEWBURGH  
ARCHITECTURAL REVIEW COMMISSION**

**Mary Crabb, Chairperson**

**Nancy Evans, Secretary**

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**ARCHITECTURAL REVIEW COMMISSION meeting of January 9, 2007.**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, January 9, 2007** at 7:30 p.m. in the Activity Center at 401 Washington Street, Newburgh, New York.

**Members Present:** Mary Crabb, Chairperson  
Peter King  
Charles Passarotti  
Bridiganne Flynn  
Chris Hanson

**Members Absent:** Barbara Lonczak  
Keith Neito

**Also present:** Michelle Kelson, Assistant 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.

Ms. Crabb read aloud Ms. Cassisi's letter dated 1-2-2007. The letter stated that his plan is to restore the porch at 77 Leroy Place back to its original design. He will use the original brick that it was built with. The column on the driveway side will be totally replaced from the footings to the top. The wooden columns will be put back to its original design with 3 columns on the ends on 2 and each of the stair columns. The brick railing leading up to the front porch will be restored to its original design. The decking will be replaced where needed with Douglas fir tongue and groove 5/4-2 decking and then painted Sedona Clay.

There were no comments from the board.

The public hearing was completed on January 9, 2007.

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

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

**AR 2006-88**

**99 Liberty Street**

To paint existing sign with new name.

**Applicant: Timkear Realty**

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

Barbara Ballarini appeared before the board.

Ms. Ballarini is the owner of Café Machiato. The Washington Market was there before Café Machiato. The sign for Washington Market is still there and is causing her to lose business because people cannot find her Café. The sign will remain the same just the lettering will change.

The public hearing was completed on January 9, 2007.

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

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

## NEW BUSINESS

**AR 2007-07**

**54 Benkard**

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

**Applicant: Ferenc Keresztesi**

Ferenc and Eva Keresztesi appeared before the board.

Ms. Crabb questioned the plans because they show a new exterior entrance door.

Mr. and Mrs. Keresztesi stated that they are not changing the door.

Ms. Kelson pointed out that they are only here tonight for a recommendation. They will need to come back for any exterior changes.

A motion to approve the application for a recommendation to appear before the Zoning Board for a change in use was made by Mr. King and seconded by Mr. Passarotti.

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

## PUBLIC HEARINGS

**AR 2005-82**

**102 Broadway**

To erect a 3-story building which would consist of: mercantile/office and 2-2 bedroom apartments. The exterior of the building will look the same as other buildings in the neighborhood.

**Applicant: Marguerite and Richard Lease**

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

Joseph Sandridge from Coppola Associates appeared before the board.

Mr. Sandridge explained that they came before the board on October 11, 2005 and presented the façade. Brand new building all brick, 3 stories. Since that time the city has asked for a Seismic analysis to build 3 stories of masonry so we have changed the design to a frame building. Mercantile on 1<sup>st</sup> floor and apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> floor. No alleyway between buildings, they will be right up against the next building.

Blocking of window on existing building a concern for ventilation.

Façade will be paneled in aluminum double glazed units. New 6 panel steel door. Aluminum clad wood windows. Brackets and decorative trim.

The board is concerned about where garbage cans can be stored by the building.

Mr. King: We need guidelines for new construction in regards to storage of garbage. ARC has no ability to satisfy this.

Mr. Sandridge: Will speak with his client and come up with an idea for storage of garbage.

There was no one present to speak in favor of this appeal.

When the Chairperson asked if there was anyone present that would like to speak against this appeal the following individual spoke:

Michael Gabor, 297 Grand Street, Newburgh, New York

He feels there is a garbage problem with all the new lot line homes that are being built. Storage of garbage inside?

The public hearing was completed on January 9, 2007.

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

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

**AR 2007-01**

**289 Grand Street**

For the materials to be used in the construction of a new single-family dwelling. Fiber cement siding to be BM Wilmington Tan HC-34, brick veneer on the foundation to be natural, cornice and brackets to match adjacent building, aluminum clad windows with 2 over 2 lights, wood porch with decorative aluminum hand railing and lattice panels, GAF Timberline Ultra 30 shingles - slate colored. Cornice and porch lattice to be - BM Great Barrington Green HC-122; brackets, windows and door trim to be BM Monterey White HC-27. Six panel wood door to be natural.

**Applicant: Ronique Hicks**

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

Joseph Sandridge from Coppola Associates appeared before the board.

Mr. Sandridge explained that it will be a new building on an empty lot. Single family residence. Two stories with a non heated attic. Full foundation to be similar to green building next door. New construction will butt right up to the green building. A 3 ft. alley between brick building and new building.

Ms. Flynn questioned wrought iron hand railing copied from house next

door.

Mr. Hanson: It is inappropriate to copy a non-original feature of a house when we are trying to match the style.

Mr. King: It's not an original house. It is comfortable the way it sits on the street. The detail is quite close to being a replica. In the question of it being inappropriate it is probably not that significant.

Ms. Flynn: It looks like there is a side area where access could be granted for them to store garbage cans under the porch.

Mr. Sandridge will address the garbage storage issue with his client.

Ms. Flynn: I believe it's our job to make sure that any new construction fits the character of the neighborhood. By style - yes it does look like the house next door but because the house next door. Maybe in the 60's or 70's when their front porch columns and railings became wrought iron. That doesn't mean this house, as a new construction should echo a bad judgment of choice as that house did before there was an ARC. It is not authentic to that house and I don't feel it should be duplicated.

Mr. King: I don't believe we are saying walk up and down the street and pick something that you like and let's stick it on this one which sounds to me like what you are doing.

Ms. Flynn: Try and find something that fits the style of this building.

Mr. King: What is the style of this new building.

Ms. Kelson: Does this building have a period or a style?

Mr. King: As long as it fits in with the neighborhood. This city has all sorts of styles.

When the Chairperson asked if there was anyone to speak in favor of this application the following individual spoke:

Brian Flannery, 5 Norton, Newburgh, New York

Mr. Flannery felt the garbage wasn't an issue because there would be access on the one side.

When the Chairperson asked if there was anyone present that would like to speak against this appeal the following individual spoke:

Michael Gabor, 297 Grand Street, Newburgh, New York

Mr. Gabor had concern for the materials being used. Old neighborhood should not use new materials. Garbage issue because of lot line.

The public hearing was completed on January 9, 2007.

A motion to approve the application was made by Mr. Passarotti with a

recommendation to the owner to consider using a column that is more appropriate to the style of the house, and seconded by Mr. Hanson.

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

A motion for the recommendation to the Zoning Board for an Area Variance was made by Mr. King and seconded by Mr. Passarotti.

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

**AR 2007-02**

**110 Dubois Street**

To re-point brick; add double hung windows in door opening - new carriage house doors to cover new windows when closed; new double hung windows in hayloft (Juliet); add two small windows in east wall-one where door is now; add skylight structure to roof; repair and insulate roof. The paint color will remain the same.

**Applicant: John Richard Harper**

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

Richard Harper and Paula Stephens appeared before the board.

They are focusing on the carriage house at this time. Will return when ready to do other repairs. Mr. Harper wants to use this as a studio for painting and storage. Carriage house doors are not original. It looks like there was water damage to the east end of where the doors used to be, they used to be a lot wider. They would like to clad the front of those or replace them with something that looks a little more carriage house like or a barn like. And in that opening they would like to place 2 double hung windows but keep the doors. Upper floor Juliet window has doors that open inward, they want to put double hung windows there. They will keep colors as they are. They want to add a skylight structure to roof about 4 ft high. Sides would be sheet metal roofing ash grey.

The public hearing was completed on January 9, 2007.

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

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

**AR 2007-03**

**158 Broadway**

For a new storefront using 1/2" pressure treated plywood panels with finished and plugged surface, 1x6 pine trim boards, new double insulating glazing units, two new doors and an arched canvas awning. Colors to be used - frames (BM HC-100), trim (BM HC-99), and fields (BM HC-98).

**Applicant: Daniel Miller**

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

Daniel Miller appeared before the board.

He recently bought this building. Mr. Miller has an approved building permit and has been doing renovations according to the building permit. They were almost ready to apply for and Certificate of Occupancy and it turned out that the storefront. The rest of the façade had been approved by ARC but for some reason the store front was not included. This is why the storefront is nearly done.

Approval goes with the land not the owner.

No fabric awning at this time.

The public hearing was completed on January 9, 2007.

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

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

**AR 2007-04**

**219 Broadway**

To install a new sign to match the sign from the existing restaurant. The existing masonry is to remain. Also needs recommendation to appear before the Zoning Board of Appeals for an Area Variance.

**Applicant: Salim Khan**

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

Joseph Sandridge from Coppola Associates appeared before the board.

Mr. Sandridge explained that there are two apartments above. The owner wants to change the sign from Kennedy Chicken to Crown Fried Chicken. A swing sign with a canvas awning.

Mr. Flynn: No signs like that on lower Broadway in the historic district.

The variance is to put an addition on the rear of the building.

The public hearing was completed on January 9, 2007.

The application was amended to state that the awning will be straight across with no arch and be made of canvas material and not included in the application the suspended box sign.

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

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 Mr. King and seconded by Mr. Passarotti.

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

**AR 2007-05**

**60 Clark Street**

To shingle new roof with dark grey shingles; re-point brick; add wood paneled door with lights; add porch with spindles and roof covering; replace windows (custom sized) with Marvin Integrity or Trimline Aluminum clad wood; add rooms at back of the house. Trim color salmon or cream.

**Applicant: Habitat for Humanity**

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

Diedre Glenn appeared before the board.

Both 60 and 58 Clark Street are connected to each other. Have been vacant for 15 years being held for school board. Single family affordable housing. Roofs will be identical using Timberline Architectural in a slate color.

Strip façade - remove paint back to the brick. If that doesn't work paint with BM Georgian Red.

Windows - Aluminum Clad wood on exterior 6 over 1.  
Porch - Mahogany stain.

The public hearing was completed on January 9, 2007.

The application was amended to include a wrought iron gate for the carriage way.

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

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

**AR 2007-06**

**125-131 Washington Street**

To repair façade; replace doors with wooden paneled double doors; replace windows with Marvin Integrity or Trimline aluminum clad wood windows custom built to fit original apertures; remove and cap chimney; install new garage door (brown); remove imitation brick covering at sides and back of 2<sup>nd</sup> story and replace with Certainteed Monogram barn red vinyl siding; extend building on earlier

foundation along rear; install black metal fence to match adjacent property.

**Applicant: Habitat for Humanity**

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

Diedre Glenn appeared before the board.

The public hearing was completed on January 9, 2007.

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 2007-08**

**58 Clark Street**

To shingle new roof with dark grey shingles; re-point brick; add wood paneled door with lights; add porch with spindles and roof covering; replace windows (custom sized) with Marvin Integrity or Trimline aluminum clad wood; add rooms at back of the house. Trim color salmon or cream. If façade is not strippable, paint with BM Georgian Brick – HC-5.

**Applicant: Habitat for Humanity**

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

Diedre Glenn appeared before the board.

Both 60 and 58 Clark Street are connected to each other. Have been vacant for 15 years being held for school board. Single family affordable housing. Roofs will be identical using Timberline Architectural in a slate color.

Strip façade – remove paint back to the brick. If that doesn't work paint with BM Georgian Red.

Windows – Aluminum Clad wood on exterior 6 over 1.

Porch – Mahogany stain.

The public hearing was completed on January 9, 2007.

The application was amended to include a wrought iron gate for the carriage way.

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

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

After the last applicant Steve Hunter, Code Compliance Supervisor presented a sign application for 184 Broadway. To install the sign on the western exterior of the building facing Dubois Street.

Mr. Passarotti made the motion to approve the application as submitted.  
Mr. King seconded.  
All in Favor.

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

Meeting adjourned at 9.30 p.m.

Respectfully submitted,

Nancy Evans

Secretary