

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Mary Crabb, Chairperson
123 Grand Street, Newburgh, N.Y. 12550

Nancy Evans, Secretary
(845) 569-7400 Fax 569-0096

*There was no Feb meeting
Due to snow storm*

ARCHITECTURAL REVIEW COMMISSION meeting of March 13, 2007.

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, March 13, 2007** at 6:30 p.m. in the Activity Center at 401 Washington Street, Newburgh, New York.

Members Present: Mary Crabb, Chairperson
Peter King
Barbara Lonczak
Keith Neito
Charles Passarotti
Bridiganne Flynn

Members Absent: Chris Hanson

Also present: Michelle Kelson, Assistant Corporation Counsel

The meeting was called to order at 6:30 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 2006-87 **Original application received in December packet -
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.

Giovanni Espanol appeared before the board.

Mr. Espanol explained that he is the property manager. The windows have already been installed. They were done in September.

The original windows were two over two. They replaced them with one over one and used aluminum fill.

They were requested to take pictures of all the buildings and they did not supply all the photos (only four of the buildings).

There were no comments from the board.

The public hearing was completed on March 13, 2007.

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

Ms. Kelson - I think you need to go back to the owner of the project and let him know or her know that the board has questions that you are unable to answer because you were not with the project from the beginning and that the board would like the owner of the building to be present so that they can get all their questions answered.

The motion was approved with a vote of 4-0.

NEW BUSINESS

AR 2007-11

9 Lilly Street

Needs a recommendation to appear before the Zoning Board of Appeals for an Area Variance to build an addition onto her home.

Applicant: Tammy Nosek

Tammy Nosek appeared before the board.

Ms. Nosek explained the project to the board with the understanding that if she got approval on her variance she would need to come back before the ARC at a later date. The addition will be off the back of the house (12 feet off the back and two stories high). The existing porch needs to be rebuilt.

A motion to approve the application for a recommendation to appear before the Zoning Board of Appeals for an addition on her house was made by Ms. Flynn and seconded by Mr. King.

The motion was passed with a vote of 4-0.

AR 2007-20

41 Dubois Street

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

Applicant: HOGAR Inc.
Owner: City of Newburgh

Anthony Coppola, Edna Rivera and Lourdes Zapata Perez appeared before the board.

Ms. Crabb instructed Mr. Coppola to discuss all six properties at once and then they would vote on them separately.

Mr. Coppola explained the project to the board. They are all city owned properties. All in an R1 Zone. They are proposing two families for all six. They have a Zoning Board application in for two weeks from tonight. All vacant, reverted to single families. Parking on site for all but 20 Dubois.

There is no request for demolition on the exteriors. Any demo permits are for the interior only for things such as garbage, debris, roofing materials.

Restoration of the facades will be in-kind.

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

The motion was passed with a vote of 4-0.

AR 2007-21

48 Dubois Street

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

Applicant: HOGAR Inc.
Owner: City of Newburgh

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

The motion was passed with a vote of 4-0.

AR 2007-22

36 Dubois Street

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

Applicant: HOGAR Inc.
Owner: City of Newburgh

A motion to approve the application for a recommendation to appear before the Zoning Board of Appeals for a change in Use was made by Mr. Passarotti and seconded by Ms. Flynn.

The motion was passed with a vote of 4-0.

AR 2007-23

44-46 Dubois Street

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

Applicant: HOGAR Inc.

Owner: City of Newburgh

A motion to approve the application for a recommendation to appear before the Zoning Board of Appeals for a change in Use was made by Mr. Passarotti and seconded by Ms. Flynn.

The motion was passed with a vote of 4-0.

AR 2007-24

20 Dubois Street

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

Applicant: HOGAR Inc.

Owner: City of Newburgh

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

The motion was passed with a vote of 4-0.

AR 2007-25

43 Dubois Street

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

Applicant: HOGAR Inc.

Owner: City of Newburgh

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

The motion was passed with a vote of 4-0.

PUBLIC HEARINGS

AR 2006-82

**Original application received in December packet -
31 Benkard Avenue**

To remove the existing store front door and install three (3) new vinyl clad windows; to clean brick and to repair any decorative wood trim in kind.

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 appeared before the board.

Mr. Johnson explained the project to the board. The last time they were here we had decided on the colors and the windows and the last issue was to remove the store front from the store section and install a window and make the front have three windows. We have redesigned that and submitted it so there is no door in front. Power wash brick. Only one door will be reframed. New windows, one over one, in the window openings and one additional window where the door is. There will only be one entrance into the building from the door on the left. Windows will be vinyl clad wood one over one with white trim.

There was no one present to speak for or against this appeal.

The public hearing was completed on March 13, 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 2006-89

**Original application received in December packet -
8 Mill Street**

To paint the front of building and trim - color - Yellow Egg Shell and to replace a metal porch railing with a wood railing.

Applicant: Salvatore Cracolici

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

AR 2007-09

78 Liberty Street W.H.

To replace windows with 6500 Renovations double hung vinyl Argon Low E with grids.

Applicant: Georgette Boykin

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

Georgette Boykin and Steve Price appeared before the board.

Ms. Boykin explained to the board that she wanted to replace her windows. Mr. Price explained the particulars of the windows. There are 14 windows to replace, 10 are on the sides and back and 4 are in the front. Existing vinyl windows. No grids on the new windows. Energy Star is vinyl. The new windows are not the same as existing, they are an upgrade.

There were no people to speak for or against this appeal.

The public hearing was completed on March 13, 2007.

Ms. Lonczak – The question is the selection of the windows you picked. At least the four visible windows in the front. Because we don't want to match what is inappropriate to begin with. We want to improve on the overall appearance.

The board suggests vinyl clad wood, aluminum clad wood.

They would use vinyl wrapped wood. If wood is 2", wrap would be 2.16". They would be going over the top of the sidewalls, the glass opening will diminish.

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

The board approved as submitted the 10 windows not visible from the street. The 4 windows in the front should be vinyl clad wood windows without grids. Anderson Series 400 was suggested.

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

AR 2007-10

63 Williams Street

To repaint, repair and clean masonry as required; to repair and repaint cornice and brackets using BM Georgian Green HC-115 And Dunmore Cream HC-29; a new modified bitumen roofing system; to install new aluminum clad wood windows in Ivory/cream tone; to install a new six panel wood door; to install a new glass door and new double insulating glazing units. The awning to be approved at time of sign application.

Applicant: William Bollinger

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

Anthony Coppola appeared before the board.

Mr. Coppola explained the project. This is an existing building in a TC1 Zone. Very bad shape. Portions of the rear are actually crumbling and need to be rebuilt. They are proposing use as a retail on the first floor and one apartment on the second floor. 1125 square feet. Exterior – repairs in kind.

- Aluminum store front glass.
- Wood paneling under glazing units.
- Wall mounted awning.
- Aluminum clad wood windows – straight double hung.
- Restore cornice.
- New glass door – bronze aluminum full glass.

The old roller mechanism is still there for the awning. Clean masonry by hand.

There were no people to speak for or against this appeal.

The public hearing was completed on March 13, 2007.

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

The motion was approved with a vote of 6-0.

AR 2007-12

12 Norton

To build a retaining wall made of natural fieldstone, to decrease the steep slope in front of the house.

Applicant: Christy Patterson

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

Christy Patterson and Adam Polick appeared before the board.

Ms. Patterson explained their project to the board. Retaining wall has been mostly built already. It is 45 feet long x 3 feet wide. AT the highest point it will be 2 ½ feet and then trail down to 1 foot high. Made of natural stone – no mortar. The wall will decrease the slope and stop erosion. These houses were built for low income shipbuilders. They used the slope of the land because it was cheaper. Sloping was a design element and a financial decision. Wall is not impeding visually, it is not compromising the district.

Ms. Flynn – Wall is behind the hedge and not visible. I am in favor of this application.

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

Isaac Diggs, 10 Bayview Terrace, Newburgh, NY 12550
Supports retaining wall. Danger to people walking by.

Peter Smith, 225 Montgomery, Newburgh, NY 12550
It is the job of the board to make a judgment. You are here to judge not to torment something and table it and it will never get resolved.

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

Brian Flannery, 5 Norton, Newburgh, NY 12550
For erosion he suggests ground cover. Colonial Terrace guidelines – regrading is discouraged.

Mr. King – Suggests tabling for research to be done. Historic evidence, specific information on retaining walls. How far is too far? How many walls will follow. Look at historic record and come back and convince us.

Ms. Lonczak – We are finally sticking to guidelines. People have been doing whatever they want for years. And now we finally have guidelines.

Ms. Kelson – You have an application before you. You’ve heard historical evidence both in favor and opposed. Nothings been proposed that is prohibited by law, rule or regulation. There is no reason to fable this application further.

Mr. King – I withdraw my motion.

The public hearing was completed on March 13, 2007.

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

The motion was denied with a vote of 3-3. Default denial

AR 2007-17

105 Washington Street

To construct a single family home using the existing footprint. Roof will be black rubber; windows will be aluminum wood Trim Line beige. Siding will be either Timber Bark or Khaki Brown “hardy board” with Heritage Cream trim. Soffit and fascia – Heritage Cream/Almond. Wood door to be stained mahogany.

Applicant: Habitat for Humanity

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

David Hinsquarck and David McTamanev appeared before the board.

Mr. Hinsquarck explained their project to the board. The applicants had previous approval for demollition. They are now ready to rebuild. The new home will be within the same footprint as far as depth but it will be seven feet longer. They would like to put the door on the side of the house. The house the way it would sit now it would be right on the sidewalk. Hardy Board cement; Trimline aluminum clad wood; mahogany stained wood door – six panel with light. Home owner will choose the color of the siding.

There were no people to speak for or against this appeal.

The public hearing was completed on March 13, 2007.

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

The motion was approved with a vote of 6-0.

AR 2007-18

7 Benkard Avenue

To replace degraded windows with vinyl replacements 1 over 1 or 2 over 2; to repoint masonry; add wrought iron fence to match existing wrought iron gate.

Applicant: Hudson Valley Renaissance, LLC.

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

Adam Rodd and Harry Byrd appeared before the board.

Mr. Rodd explained the project to the board. They would like to renovate and fix the windows, repoint the brick and add a wrought iron fence. The sill and header are made of limestone – that will be maintained. The outside wood frame will be kept also. There will be no negative visual impact. Two over two windows. Fence 10 feet high along sidewalk next to an elevated set of steps. The fence would run diagonal to the gate. It directly abuts the stairs.

Mr. Passarotti feels it's a nice visual buffer from the concrete porch.

There were no people to speak for or against this appeal.

The public hearing was completed on March 13, 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 6-0.

AR 2007-19

194 Broadway

To replace a sign with a waterfall awning made of welded galvanized steel. Backlit vinyl with vinyl decals. 25 feet wide x 3 feet out x 4 feet drop. Color Burgundy and Yellow.

Applicant: Robert Riley

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

Robert Riley appeared before the board.

Mr. Riley explained his project to the board. He would like to replace his old sign with a new one. It lights up at night. Made of vinyl. Frame is made of steel. Sign is already made. He did have it up and then took it down to appear before the board. Old sign was made of plastic. Color burgundy and yellow.

There were no people to speak for or against this appeal.

The public hearing was completed on March 13, 2007.

The owner was not aware they needed to come before ARC.

Ms. Lonczak would prefer the sign be mounted right against the building instead of arched.

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

seconded by Ms. Flynn.

The motion was denied with a vote of 0-6.

AR 2007-26

198 South Street

To install a new modified bitumen roofing system; repair wood trim and cornice with material in kind; repoint masonry as required; install new aluminum clad wood windows for front elevation; install a new six panel wood door with new sidelights and to repair existing wood stairs. Colors to be used for brackets – BM New London Burgundy HC-61, raised moldings – BM Van Deusen Blue HC-156, windows – BM Van Deusen Blue HC-156, staircase – BM New London Burgundy HC-61, doors, porch and all trim to be BM Garrison Red HC-66.

Applicant: John J. Lease

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

Anthony Coppola appeared before the board.

Mr. Coppola explained the project to the board. They came before the board last year for a recommendation to appear before the Zoning Board. They didn't do architectural review that night. Went to Zoning and got approved for a two family. He is here tonight for the façade review.

It is a two family with an unfinished basement. 1st floor is one apartment and the 2nd and 3rd floors are another apartment.

Exterior – restoration in kind. Aluminum clad wood windows in the front. New cornice, new front door, new wood stairs.

No pressure treated handrail and post.

There were no people to speak for or against this appeal.

The public hearing was completed on March 13, 2007.

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

The motion was approved with a vote of 6-0.

AR 2007-28

122 Dubois Street

To repair sidewalk in-kind; to replace window sashes only in kind but with double insulated glazing with wood painted; install a brick and wood fence 6' high x 24' long. Brick will be natural with the wood painted BM Baked Clay. The color for the trim will be BM Da Vinci's canvas and BM Simply Irresistible.

Applicant: Edwine Seymour

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

Barbara Ballerini, Edwine Seymour and Peter Smith appeared before the board.

Mr. Smith explained the project to the board. The application before you is mostly repairs and construction of a fence. They want to create a garden in the side yard. Build a brick and wood fence and replace the window sashes. Repair sidewalk.

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

Isaac Diggs, 10 Bayview Terrace, Newburgh, NY
Fence fits neighborhood. Nice garden idea.

There were no people to speak against this appeal.

The public hearing was completed on March 13, 2007.

Gates will open. You cannot drive in gate. A small place where a car could park. The sidewalk would be cleared, no infringement.

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

The motion was approved with a vote of 6-0.

Meeting adjourned at 9.40 p.m.

Respectfully submitted,

Nancy Evans

Secretary