

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Mary Crabb, Chairperson

Nancy Evans, Secretary

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ARCHITECTURAL REVIEW COMMISSION meeting of April 10, 2007.

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, April 10, 2007** 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
Brigidanne Flynn
Chris Hanson

Members Absent: Charles Passarotti

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 2006-87 **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 applicant did not appear before the Board. This matter is tabled for applicant's appearance.

PUBLIC HEARINGS

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- 27

13 South Johnston

To repair wood trim and cornice with material in kind with paint to match existing; paint and repair existing fire escape as required; install new aluminum clad wood windows in the front with all others to be repaired as needed; six panel wood door to be installed; install a new wrought iron or equivalent handrail 36" high.

Applicant: Reuben Galan

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

Anthony Coppola and Ruben Galan appeared before the board.

Mr. Coppola explained the project to the board. This is a single family house being restored as a single family house. Restore the original glass around the front door. Body of the brick is in good shape. Cornice – repaint as existing – white. Fire escape is being restored. Windows are vinyl he believes. Mr. Coppola does not know when they were installed. As of tonight they will put in aluminum clad wood on the front elevation, six over six. Door – 6 panel – molded exterior with sidelights. A new wrought iron hand rail – straight ½" balusters. Carriage lantern light fixture.

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

The public hearing was completed on April 10, 2007.

Mr. Galan arrived late to the meeting. Mr. Galan informed the board that the windows were there when the house was bought in 2000.

Mr. Coppola – My question, is he obligated to change the windows in the front?

Ms. Crabb – No. We can only suggest. If they want to change the windows then they would have to come before us. So you are not going to put new windows on the front?

Mr. Coppola – No. Not on the front.

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.

AR 2007-29

105 Carson Avenue

To install Georgia Pacific vinyl siding on his dwelling. Color choices to be supplied at meeting.

Applicant: Terry Dorsey

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

Terry Dorsey appeared before the board.

Mr. Dorsey explained his project to the board. He would like to put vinyl siding on his home to beautify it. Make it look better. Wood clapboard is on it now. Will change any rotted wood before siding it. Built in 1905.

Ms. Flynn – The windows are horrible. Your person did a terrible job.

Mr. Dorsey – They quit in the middle of the job and applicant had to finish job. Will leave fish scale if possible.

Ms. Lonczak – Let me make sure I understand this. Only a few pieces of the wood are rotting. Your reasoning for switching to vinyl is because it would pop out more?

Mr. Dorsey – It will make the house look better. With vinyl siding it will last for 20-25 years.

Mr. King – What is under there will last. With vinyl siding you will not see if wood is rotting. It can hurt you more in the long run.

There were no people to speak for this appeal.

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

Bruce Ferry, 64 Overlook, Newburgh, New York 12550

- Concerned with changes in neighborhood.
- Nice, neat house.
- Scallops look like original.
- Choice of color concern.
- Siding would be unnecessary.

Ms. Lonczak – Vinyl siding devalues the home.

Ms. Flynn – If they do go with vinyl siding that they get the scallop ones for the upper part that seems to be the only remaining house in the neighborhood that was in that style. It's at the end of a row. That has this detail. The others have been removed or covered over.

The public hearing was completed on April 10, 2007.

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

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

AR 2007-30

61 Chambers Street

To demolish an existing single family dwelling and create a parking lot in its place.

Applicant: Life Restoration Church, Michael Mc Lymore

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

Charles Brown appeared before the board.

Mr. Brown explained the project to the board. The church purchased this lot specifically for parking. They applied for a demo permit. The city referred them to the ARC.

Ms. Lonczak – So this is for demolition not just the parking lot?

Ms. Kelson – There’s no secret about it. The application says for demolition.

Ms. Flynn – Is the parking lot next door the churches also?

Mr. Brown – Yes. The Building is boarded up. The existing building in very bad shape. Structurally the interior is gone.

Ms. Lonczak – Do you have documentation for that?

Mr. King – What do you mean it’s gone?

Mr. Brown – The exterior perimeter walls are all brick. But the interior framing would have to be replaced.

- Bought from city – private sale.
- No requirement for specific use.
- Sale was more that two years ago.

Ms. Kelson – It probably had the covenant that requires to either be rehabilitated but not for any specific purpose and it wouldn’t be the first time an applicant signed a deed agreeing to that and then decided they want to demolish the structure.

Mr. Brown – Demolishing it essentially brings it up to code because there is not more code violations.

Ms Lonczak – Do you have any engineers report? Or any documentation?

Mr. Brown - I'm the engineer.

Ms. Kelson - What Barbara is trying to say is usually the standard procedure when a building is proposed to be demolished in the Historic District is that there is usually a review done by the city staff. By the building inspector, the city engineer so that there is some assessment as to whether the structure is sound, viable, that type of thing. Why that wasn't done here, I don't know.

Mr. Brown - It wasn't done here because their intent all along was to use this spot for a parking lot not to renovate the building.

Ms. Kelson - The review of the building should have taken place before you coming to this meeting. The city staff has probably not been through the building at least recently.

Keep public hearing open.

Ms. Flynn made a motion to table this application until the Building Inspector does a walk through of the building and produces a written report and seconded by Mr. King.

The motion to table this application was approved with a vote of 5-0.

Meeting adjourned at 8.40 p.m.

Respectfully submitted,

Nancy Evans

Secretary