

**CITY OF NEWBURGH  
ARCHITECTURAL REVIEW COMMISSION**

**Mary Crabb, Chairperson**

**Nancy Evans, Secretary**

**123 Grand Street, Newburgh, N.Y. 12550**

**(845) 569-7400 Fax 569-0096**

**ARCHITECTURAL REVIEW COMMISSION meeting of July 10, 2007.**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, July 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  
Charles Passarotti  
Brigidanne Flynn  
Michelle Basch  
Paula Stevens

**Members Absent:** Chris Hanson

**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 2007-38**                      **194 Lander Street**  
To rebuild damaged retaining wall using cultured stone (Aspen Dressed fieldstone) and steps and install a new wrought iron railing.  
**Applicant: Jose Esquerette**  
**Owner: Keith Hills**

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

**NEW BUSINESS**

**AR 2007-56**                      **87 Broad Street**  
To paint the fence to match the house. Spindles will be soft yellow BM HC-12, posts will be light green BM HC-126 and the tops will be dark green BM HC-135. The height is 48 inches and the length is 63 feet.  
**Applicant: Michele Basch**

Michelle Basch appeared before the board.

Ms. Basch recused herself from voting since she was presenting her own application.

Ms. Basch explained her project to the board. She has a wood clapboard house painted yellow, sage green and a darker green. Last year she was allowed to put up a fence. She put up a fence of natural wood and wanted to paint it the same colors as the house. All of the colors are the original colors that were approved when they moved in.

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 2007-57**

**15 Dubois Street**

To paint the exterior of the building. Trim will be National Trust Lincoln White Sash, body will be National Trust Cincinnati Hotel Ashley Atrium, cornice and soffits will be National Trust Fairmont Penthouse Mosaic Blue.

**Applicant: Leblon Development LLC**

Mikhail Gurevich from Leblon Development LLC appeared before the board.

Mr. Gurevich explained his project to the board. They would like to paint the front of the house. The body of the house will be a light blue, the trim will be white, cornice and soffits will be dark blue.

Mr. Passarotti - What is your intention with the cornice? Are you going to replace some of those brackets 3 or 4 with originals? What about the railing for the stairs?

In kind repair of stairs in the past. Purchased in March, 2007.

Ms. Flynn - Are you going to paint the stairs?

If stairs are to be painted it will be one of the colors submitted. At this time not planning to paint the stairs.

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

The motion passed with a vote of 6-0.

**PUBLIC HEARINGS**

**AR 2007-52**

**223 North Miller Street**

To rebuild the brick steps in front of building; To replace the section of concrete sidewalk that has dropped a few

inches and to repair the retaining wall that supports the area of sidewalk that has dropped.

**Applicant: Angel Rivera**

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

**AR 2007-53**

**224 Dubois Street**

To add a small shed type roof over the back door entrance. Roof will be 28" high and extend out 5 feet with a tongue and groove plywood ceiling.

**Applicant: Angel Rivera**

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

**AR 2007-54**

**285 Grand Street**

To construct a new single family dwelling using the following materials. New aluminum clad wood windows for the front elevation; New hardy board siding to be painted BM Great Barrington Green HC-122; trim to be painted BM Abingdon Putty HC-99; cornice trim and brackets to be painted BM Georgian Brick HC-50; six panel wood door; new grip-able iron (or equivalent) handrail 34" high, balusters 4" max and new concrete stairs.

**Applicant: North Plank Development**

**Owner: Blue Line Trading Corporation**

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. Proposing a new single family house on a vacant lot. Two story wood frame house, 21 feet wide x 50 feet deep. Already went to Zoning Board last month and received a variance for setbacks. Now they are here for the front façade. 2100 square feet – basement, first floor and second floor. All wood façade – double hung, 6 over 6 windows aluminum clad wood. Materials – Hardy board or fiber cement siding.

Mr. Coppola came up with a new idea that was not submitted with the application. He is going to add a small porch. Same façade but instead of the side lites there will be two columns, a small widows walk. It will be 6 ft wide x 5 ft deep.

Mr. Passarotti – Is it approximately the same height as the building next door?

Mr. Coppola – It might be slightly lower. 3 or 4 feet.

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

The public hearing was completed on July 10, 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 6-0.

**AR 2007-55**

**119 Fullerton Avenue**

To repair a 7x7 front porch. Replace 5 - 4x4 posts with pressure treated wood; floor covering with natural ceramic tile to match existing; to replace one very high step with two smaller steps; replace roof shingles - black; grey shingles for over the porch roof.

**Applicant: Flavio and Maria Becerra**

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

Aldo Montoya, Flavio and Maria Becerra appeared before the board.

Mr. Montoya explained the project to the board. They want to fix the porch entry. The brick was coming up and the cement. They want to fix it and put everything back the way it was. They want ceramic tile - out door tile. The work started already - received a stop work order.

Ms. Flynn - No one has ceramic tile. All the supports are gone. He has temporary supports up.

Mr. Passarotti - And the roof on it is currently slate and you are taking that off and putting asphalt?

Ms. Flynn - The roof is currently grey asphalt shingles.

They will leave the roof the way it is.

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

When the chairman asked if there was anyone present to speak against this appeal the following people spoke:

Brian Flannery, 5 Norton, Newburgh, New York

- Presented photos from 2006.
- Presented National Archive photos.
- Did presentation on colonial terrace.

Before applicant started his alterations the porch was original as far as Mr. Flannery knows. Except that the slate roof had been removed, the brick around the front door had been painted and the distinctive colonial terrace lattice work had been removed in between the columns.

- Steps should be brick.

- Proposed changes not in character with neighborhood.

Lynn Rossa, 8 Bush Avenue, Newburgh, New York

- Becerra's are long time residents of Colonial Terrace.
- They have received guidelines both in English and Spanish informing them they need ARC approval for all exterior work.
- Replaced original brick porch with ceramic tile before coming to ARC.

The public hearing was completed on July 10, 2007.

Ms. Flynn - I think the porch needs to be put back. Take tile off. Put brick back. Face with brick to give the impression from the street that it is brick. Bluestone could go on top of that but the tile looks treacherous. In the winter tile will ice up. It looks like interior tile.

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

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

**AR 2007-58**

**12 Norton Street**

To build a retaining wall made of natural stone. Wall will be 48 feet in length and 2.5 feet in height.

**Applicant: Christy Patterson**

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

Adam Pollack and Christy Patterson appeared before the board.

Mr. Pollack and Ms. Patterson explained their project to the board. This is their third application. Want to construct a small retaining wall in the front of their house. Made of natural stone. No mortar. Not expressly prohibited by Colonial Terrace. Purpose - to stop soil erosion. Approximately 2.5 feet in height. Not visible from road, is obstructed by a hedge row. There are other stone walls in neighborhood. It looks like it belongs there. There is no visual slope change.

Applicants provided a petition with 18 signatures in support of the addition of the stone retaining wall.

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

When the chairman asked if there was anyone present to speak against this appeal the following people spoke:

Brian Flannery, 5 Norton, Newburgh, New York

- Presented post card and pictures.
- Grade is steep.
- Read his presentation.
- Read an article about regarding.
- Unnecessary alteration.

The public hearing was completed on July 10, 2007.

Mr. Pollack – Not intending to regrade property. It is a small wall for erosion and runoff. It is still very steep. They want to replace sidewalk but will not until erosion problem is taken care of. Have done a lot of work to restore house. Some people want to stay in past. Some want improvement.

Ms. Flynn – Colonial Terrace was built on a corn field. It was straight. If you are going to put basements in your home you have to dig a hole and where are you going to put all that dirt. There are numerous retaining walls in area.

Mr. Passarotti – Reading the colonial terrace guidelines it seems the first step is to determine if a retaining wall is required. Once it is required, stone is permitted. Natural stone is not in question. It is specific.

Ms. Basch – The question is whether it is necessary or not. By going to an architect or engineer to find if it is necessary.

Mr. Passarotti – I don't know if you need to go to an architect or an engineer for something with common sense as for soil washing away and rotting away.

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

The motion was approved with a vote of 5-1.

**AR 2007-59**

**85 William Street**

To repair/restore the original front steps and landing; to replace the existing windows and front door; to paint all trim BM Coventry Gray HC-169; to extend brick detail on windows; original brick color on exterior to remain and repair as required and to install a new wrought iron railing.

**Applicant: JBH Architectural Design PLLC**

**Owner: RYM Investments, LLC**

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

J.B. Hernandez, Ralph Mayaga and Betty Roa appeared before the board.

Mr. Hernandez explained the project to the board. They want to fix up the house. Clean brick, replace windows – vinyl clad wood, repair steps – all the way down. Chose historical paint colors. Will power wash brick. Maintain and repair same front door 40" wide.

When the chairman asked if there was anyone present to speak in favor of this appeal the following people spoke:

Mary Ann Prokosch, 12 Galloway Avenue, Newburgh, New York  
- These people have done a good job on other houses.

There was no one present to speak against this appeal.

The public hearing was completed on July 10, 2007.

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

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

**AR 2007-60**

**183 First Street**

To repair/restore the original front steps and landing; to replace the existing windows; to paint all trim BM New London Burgundy HC-61; to remove paint around windows and repair wood trim as required and to install new siding.

**Applicant: JBH Architectural Design PLLC**

**Owner: RYM Investments, LLC**

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

J.B. Hernandez, Betty Roa and Ralph Mayorga appeared before the board.

Mr. Hernandez explained the project to the board. This house was a challenge. Vinyl Clad wood windows. Retain details on top. Would like vinyl siding - is cement shingle now.

Mr. Passarotti - Can you repaint siding? Painting and leaving it is more acceptable than vinyl siding. Vinyl is not an acceptable material. I would venture to guess that cement board is not original either and that the original siding is underneath it. They do make fiber cement replacements.

Ms. Kelson - This house is in deplorable condition.

Mr. Passarotti - We are mainly concerned with what is visible from a public way. The front façade and the alley way. You can put whatever you want on the rear.

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

The public hearing was completed on July 10, 2007.

Ms. Flynn - Porch is sloping to the side.

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

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

**AR 2007-61**

**122 William Street**

To repair/restore the original brick steps and landing; to replace the existing windows and door; to paint all trim BM New London Burgundy HC-61; to extend brick detail around windows; to remove the paint on the exterior and paint to match the original brick color and to install a new wrought iron railing.

**Applicant: JBH Architectural Design PLLC**  
**Owner: RYM Investments, LLC**

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

J.B. Hernandez, Betty Roa and Ralph Mayorga appeared before the board.

Mr. Hernandez explained the project to the board. They want to remove the paint from the brick by power washing. Burgundy for the trim. This is the only two family house.

Ms. Flynn – Suggests a screen for the utility box.

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

The public hearing was completed on July 10, 2007.

Mr. Mayorga – Would like to replace door with a wood door with glass with transom detail.

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

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

**AR 2007-62**

**6 Grand Street**

To build a new porch and new beams using pressure treated wood stained a mahogany color and to install a rubber roof over porch.

**Applicant: Patrick Blue**

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

Patrick Blue appeared before the board.

Mr. Blue explained his project to the board. He would like to replace all the beams on the first level of the porch using 6 x 6 weather treated wood. Stain it mahogany.

Mr. King – Is this visible from a public road?

Ms. Flynn – No it is in the rear.

Mr. Passarotti – Why put an application in?

Ms. Kelson – The question is if it is visible from any public street. The front I am assuming faces Grand Street so the back is the riverside and it is elevated so you probably see it coming up Washington Street.

Ms. Flynn – So the porch will be enclosed instead of open.

Ms. Crabb – Are you sure you don't want to open it up like the 2<sup>nd</sup> and 3<sup>rd</sup> floor porch?

Mr. Passarotti – The wood is rotted.

Mr. King – Something is going on above that dormer.

Mr. Passarotti – I seriously think he needs to bring in an architect to look at that.

Ms. Flynn – read a few lines from an engineering report from McGoey, Hauser and Edsall. It looks like you should be looking at more than the first floor.

Mr. Passarotti – I am going to venture to say that you probably should have a structural engineer or an architect look at this. This letter is saying the porch should be condemned. I find it hard to believe you can actually build this thing back with just the first floor. None of the columns are plume. It is held together with nails and when that thing moves back and forth. The nails will become loose.

Ms. Crabb – I suggest we table this and he gets an engineer or a professional person to check this out and see what he needs.

A motion to table this application was made by Mr. King and seconded by Ms Flynn.

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

Meeting adjourned at 9:20 p.m.

Respectfully submitted,

Nancy Evans

Secretary