

**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

**ARCHITECTURAL REVIEW COMMISSION** meeting of **August 14, 2007.**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, August 14, 2007** at 7:30 p.m. in the Activity Center at 401 Washington Street, Newburgh, New York.

**Members Present:** Peter King, Acting Chairperson  
Brigidanne Flynn  
Michelle Basch  
Paula Stevens

**Members Absent:** Mary Crabb  
Chris Hanson  
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 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.

**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**

Stephen Caldwell appeared before the board.

Mr. Caldwell explained the project to the board. Want to redo the steps in an area where they are falling apart. Old brick and foundation had settled as well as the sidewalk right next to it. Break it out and bring back to original level. 2 to 3 inches in some areas. It is not a large section. Everything will be the same design and same size. Old/new brick to match.

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

The public hearing was completed on August 14, 2007.

Ms. Flynn - In your drawing there are some bricks here. Is that taking the place of the bluestone in the photograph?

Mr. Caldwell - No. The bluestone is actually up above that brick. The brick sits down in a pit.

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

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

Voted 4-0 to approve your application to rebuild the brick steps in front of your 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.

**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**

Stephen Caldwell appeared before the board.

Mr. Caldwell explained the project to the board. They would like to add a covering over the backdoor. Right now there is nothing there for protection from rain. It will match the covering that is on the front of the building. Very small.

Mr. King - From what streets is the rear aspect of your building visible?

Mr. Caldwell - You will see it from Gidney Avenue. Just a small part as you pass by. Most of it is not visible. It is in an alley.

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

The public hearing was completed on August 14, 2007.

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

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

Voted 4-0 to approve your application as submitted to add a small shed type roof over the back door entrance. The roof will be 28" high and extend out 5 feet with a tongue and groove plywood ceiling.

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

**NEW BUSINESS**

**AR 2007-68**

**5 Grand Street**

Needs a recommendation to appear before the Zoning Board of Appeals for a change in use to allow offices and a studio apartment on the 1<sup>st</sup> floor.

**Applicant: M & D Investors Corp.**

Anthony Coppola appeared before the board.

Mr. Coppola explained the project to the board. They are asking for a recommendation to Zoning. At some point the building was reclassified according to zoning. Right now the building department has this classified as a three floor. The first floor is offices, the second floor is one apartment and the third floor is one apartment. They are looking to change a little piece that is sticking out in the parking lot behind the building, turn that back into a dwelling unit. He doesn't think this is visible from a public street. It is a small addition added some point in time to the main building. It functions as a full apartment right now. Needs a recommendation to go to Zoning to allow this apartment. All takes place within the existing footprint. No exterior improvements.

A motion to recommend to the Zoning Board of Appeals that the proposed change in use will have no negative impact on the Historic District was made by Ms. Flynn and seconded by Ms. Stevens.

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

**AR 2007-70**

**23 South Miller Street**

Needs a recommendation to appear before the Zoning Board of Appeals for a change in use to convert an existing vacant single family dwelling into a two family dwelling.

**Applicant: Thruway Builders**

**Owner: City of Newburgh**

Anthony Coppola and Elbert Deen appeared before the board.

Peter King, acting chair, suggested presenting both 23 and 25 South Miller at the same time.

Mr. Coppola explained the project to the board. These gentlemen are from Thruway Builders. They want to purchase, renovate and sell most of these buildings. Only here for a recommendation to Zoning. Both of these are proposed to be 2 families. They have been unoccupied for a very long time. Four levels high. Total square footage of 3,200. Will come back for façade work.

25 South Miller is also four levels. Two family. 2,100 square feet. They are both being sold with a clause that they must be owner occupied in one apartment and can rent the other apartment out.

Both 23 and 25 South Miller

A motion to recommend to the Zoning Board of Appeals that the proposed change in use will have no negative impact on the Historic District was made by Ms. Flynn and seconded by Ms. Stevens.

The motion passed with a vote of 4-0.

**AR 2007-71**

**25 South Miller Street**

Needs a recommendation to appear before the Zoning Board of Appeals for a change in use to convert an existing vacant single family dwelling into a two family dwelling.

**Applicant: Thruway Builders**

**Owner: City of Newburgh**

Anthony Coppola and Elbert Deen appeared before the board.

Peter King, acting chair, suggested presenting both 23 and 25 South Miller at the same time.

Mr. Coppola explained the project to the board. These gentlemen are from Thruway Builders. They want to purchase, renovate and sell most of these buildings. Only here for a recommendation to Zoning. Both of these are proposed to be 2 families. They have been unoccupied for a very long time. Four levels high. Total square footage of 3,200. Will come back for façade work.

25 South Miller is also four levels. Two family. 2,100 square feet. They are both being sold with a clause that they must be owner occupied in one apartment and can rent the other apartment out.

Both 23 and 25 South Miller

A motion to recommend to the Zoning Board of Appeals that the proposed change in use will have no negative impact on the Historic District was made by Ms. Stevens and seconded by Ms. Basch.

The motion passed with a vote of 4-0.

### PUBLIC HEARINGS

**AR 2007-63**

**209 Broadway**

To install a sign made of vinyl. 12 feet long x 2 ½ feet high.  
Colors – yellow, red and white. To be held up by hooks.

**Applicant: Crisoforo Balbuena**

**Owner: Guy La Rocca**

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

Crisoforo Balbuena appeared before the board. Mr. Salazar from Sal's Contracting interpreted for Mr. Balbuena.

Mr. Salazar explained the project to the board. Mr. Balbuena wants to install a sign made of vinyl. 4 hooks will be used, one in each corner.

Ms. Flynn – Questioned – why Vinyl?

Mr. Salazar – It is a temporary sign.

Ms. Flynn – Building has sign saying it is condemned.

Restaurant not condemned, just dwelling units.

Ms. Basch – How long does temporary mean?

- 3-4 months – while a permanent sign is made.
- Permanent sign will be neon.

Ms. Kelson – My suggestion would be that this sign is not intended to be the last, best permanent sign for this business but the building department is not going to allow him to put up this sign unless this board approves it. So I would not let that be a barrier to you perhaps voting on this particular application. I would suggest to the applicant that before you invest any more funds in a permanent sign you make an application to this board with a proposal. They may not be able to approve 100% of everything you would like to put up permanently.

- Under the code if it is up for more than 30 days it becomes permanent.

Ms. Basch – I deal with vinyl signs all the time. After a short time vinyl looks dirty and the color fades. If this is a temp sign until you can get a more beautiful sign, I have no problem with this. Neon signs may not work with these historic buildings and it may be a problem. Backlite signs are nice.

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

The public hearing was completed on August 14, 2007.

- Opening at the end of August.

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

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

Voted 4-0 to approve your application to install a temporary sign made of vinyl and to be held up by hooks. Sign will be 12 feet long ax 2 ½ feet high. Colors - yellow, red and white. Approval was given for 60 days and applicant must come back before the Architectural Review Commission with a permanent design.

**AR 2007-64**

**207 Liberty Street**

To demolish a garage that is attached to another garage on Campbell Street.

**Applicant: Marsha Henderson**

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

Marsha Henderson appeared before the board.

Ms. Henderson explained her project to the board. Her garage is in very bad shape. Water leaks into garage and goes into the garage attached to hers. She does not want to damage the other garage.

Mr. King - Do we have a firm understanding of the amount of demolition that is anticipated? The left side of the building from the painted portion over is what will be demolished.

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

The public hearing was completed on August 14, 2007.

Ms. Basch - You will seal off the wall between the two garages so all damage stops once that is down.

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

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

Voted 4-0 to approve your application to demolish your garage on Campbell Street which is attached to another garage.

**AR 2007-65**

**27 Bayview Terrace**

To replace four existing columns with 6 x 6 solid colonial wood; to repair-prime and paint window trims and front soffits on two tone colors. Behr - Quiet Shore and Flowing River; Replace existing iron railings with 2 x 2 colonial style

wood spindles; replace stair decking and porch floor with composite in Woodland Brown color; repair-prime and paint existing porch railings; replace wood on ceiling and porch and paint to match.

**Applicant: Sal's Contracting**  
**Owner: Juanita Colon**

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

Mr. Salazar from Sal's Contracting and Juanita Colon appeared before the board.

Mr. Salazar explained the project to the board. We submitted several pictures with the application. Repair front porch.

- Damage to columns - replace with 6" Colonial Style.
- Railings - replicate what is there.
- Get rid of metal railing on stairs and put wood with spindles.
- Ceiling and floor boards - tongue and groove.
- Soffits - white will be - Quiet Shore. Background - Flowing River. Brackets-Beige.

Mr. King - Why are the columns being replaced?

Mr. Salazar - The columns are tilted - hollow.

Mr. King - If you look up and down the street, the weight of the columns hold a substantial porch roof. Now you are moving to a far thinner profile with the new ones. Weight of the cornice and the roof - visual weight - will come down on a much thinner profile. Neighbors on both sides, they are a much larger cross section and the cross section is visually an important element of the historic fabric. Roman theme. This building is listed on the National Register as a contributing element of this district with these columns. In kind columns needed for Historic District.

- Built in 1885.

Ms. Flynn - Preserve safety and historicness. Standing water is a problem.

Ms. Bach - The pedestal that columns are sitting on, what are you going to do?

Mr. Salazar - Columns would go from the roof to the floor.

- Design that exists is what should be restored.
- Clear water situation first.

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

The public hearing was completed on August 14, 2007.

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

seconded by Ms. Stevens.

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

Voted 4-0 to approve your application to replace the four existing columns with a 12" round on pedestal with wood shakes; To repair, prime and paint window trim and front soffits on two tone colors - Cornice Fascia - Behr brand - flowing River and Brackets - Quiet Shore; Replace existing iron railings with 2 x 2 colonial style wooden spindles; replace stair decking and porch floor with composite in Woodland Brown color; Repair - prime and paint existing porch railings; replace ceiling in kind with tongue and groove and paint to match.

**AR 2007-66**

**9 Lilly Street**

To build a new two story addition in rear of house to match existing; to remove side porch and rebuild in kind due to major leaking; to rebuild front entry way in kind due to rotting wood. New door to be New Haven half lit in Zinc Caming; Oakridge pro series shingles in colonial slate; Pella 450 series window; builders edge shutters in # 117 bright white with a straight top and center rail; to remove an existing chain link fence and replace with white vertical wood slat picket fence.

**Applicant: Tammy Nosek**

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

Tammy Nosek appeared before the board.

Ms. Nosek explained her project to the board. It's kind of big. I will cheat by looking at my pictures. Front entryway into house is rotted. Tear doorway down and rebuild to match the trellis work of neighbor next door and fill it in with clear glass so you can see through to the double dutch existing door. Take off storm door and replace with clear glass. Proposing to put the shutters back on front of house. White shutters will be used to match attached neighbor. If that is not acceptable I can change color. Side porch - sunroom needs to come down and rebuild. Replace front window with an arched window to match other windows. Half moon lintel on top floor. Rebuild porch and extend out to match addition. Slate keeps falling off roof - wants to replace with Colonial Slate shingles instead of slate it self. Replace chain link fence with white picket fence. The vinyl shed will be taken down and replace with a one car garage. To look similar to neighbor. Same shingled roof as addition. Windows where porch gets torn down - Pella Pro Line - 9 over 9. Side window 6 over 6. Back entrance to house - tear down and replace with recessed entryway.

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

- Brian Flannery, 5 Norton Street, Newburgh, NY
- No good national archive photos.
  - Addition in back - principal of reversibility.

- Likes new window with arch and glass.
- Suggests no shutters.

Christy Patterson, 12 Norton Street, Newburgh, NY

- Wanted to see photos of new addition to determine the visual impact.
- Will be larger than other houses in area.

Ms. Nosek – Common wall – not impeding on anyone’s property. Extend foot print in back.

There was no one present to speak against this appeal.

The public hearing was completed on August 14, 2007.

Ms. Flynn – Front porch – originally there were brackets – you are going to take them off – now you need to put back brackets. Shed roof brackets.

Ms. Nosek – So I will leave it as it is and not change it.

- Windows – 6 over 9 on bottom.
- Tops 6 over 6.
- All replaced in kind.
- Roof of porch is being replaced with asphalt shingles and the back addition will be the same thing.
- Offset to differentiate addition from original building.

Ms. Kelson – What they are trying to say is that generally, when you take a building that is original, and you are putting on an addition, in preservation methods you don’t want it to be seamless. You want people to be able to see what has been added to the building and differentiate the original structure from the addition. So the way people do that is you don’t have one smooth roofline, you don’t have one smooth wall. With your addition it should somehow be slightly below.

- Square feet of addition – 500 square feet.

Ms. Kelson – The existing roof and the proposed roof is one foot different. That should be a visual break.

Mr. King – There should be a relief. A spot where it is obviously adjoined. Where the addition could also be removed. If someone in the future wants to restore it.

Ms. Kelson – They should be able to know where the original house ends and where the addition starts. If that wall becomes too smooth no one will be able to differentiate.

Mr. King – We are talking about the side elevation.

Ms. Nosek – It was on the original plan. I could leave that there. I had him take it out because I thought it being historical you wouldn’t want to see it.

Ms. Kelson – So it was probably right the first time.

Mr. King – Should we table and come back with a new design?

Ms. Flynn – You might want to consult your architect to make sure it is structurally OK.

Mr. King – The person who did this is an engineer.

Ms. Kelson – Nobody's trying to be confrontational. As a matter of fact we are trying to go an extra mile to help you get an approval here. If this board wasn't interested in that we wouldn't have been sitting here for the last 30 minutes trying to work with you. Now we do realize that resources are scarce. Obviously you have undertaken a significant investment and this is important to you and I don't think there is anybody on the board or anybody sitting here right now who is inclined to deny the application out right, which would really be unfortunate, but they do have an obligation to the integrity of the plan development and the extent that they can meet their obligation and assist you in getting your project approved. We would really like to do that.

Ms. Nosek – What don't you like about it?

Ms. Flynn – It isn't that we don't like it. You need to fit the criteria of the Secretary of Interior and unfortunately it – maybe your engineer isn't all that familiar or maybe he is. I think he could have assisted you. It's not a bad plan. We are just trying to make it fit in with the character.

Ms. Kelson – That is what this board is about. It is not a matter of taste it is a matter of standards and application of those standards. We do not make it up as we go along. We are short handed tonight. We are missing our architect primarily who may have been able to give you more specific guidance. It is a matter of experience in a very specific area of design and architecture. Things that your engineer may have suggested might be the solution to one of the problems or issues we are having now. There is research you can do in the library about preservation, specifically about additions. Some of your neighbors in the Colonial Terraces Association who have not come up here to speak against your project as a matter of fact they have spoken quite favorably of it, which is to your credit, they might be able to point you in the right direction. If there is anything we can do in terms of finding you the resources we would be happy to do that. We only have four members tonight and if all four members cannot in good conscious approve your application tonight you will end up with a denial and have to start from scratch.

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

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

**AR 2007-67**

**86 Broadway**

To install a vinyl sign 6 feet long x 3 feet high on the front of the building above the second floor window. Colors will be: background – Cream, lettering – Burgundy.

**Applicant: Allison Palais**

**Owner: Renee Campos**

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

Allison Palais appeared before the board.

Ms. Palais explained the project to the board. Wants to put sign up 6 ft x 3 ft. She just put vinyl because everyone else had vinyl. If you don't mind wood, I will go with wood. I don't care what's there as long as you guys approve it. Would like to switch colors to burgundy background with cream lettering. It will fit right in the space above the window.

Ms. Flynn - Ask landlord to move DMU sign.

Ms. Palais - I'm just leasing. I can't ask him to move that sign.

Ms. Basch - If you do put it on the hooks and it sits exactly with the frame and therefore it is removable and does not alter in any way the fascia of the building.

There are existing holes.

Mr. King - If you are going to be there 5 years the vinyl won't last. Wood with no external lighting would be fine.

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

The public hearing was completed on August 14, 2007.

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

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

**AR 2007-69**

**179 Dubois Street**

To repoint brick façade as required; restoration of arched fixed window lights surrounding 3<sup>rd</sup> floor; repair and maintenance of existing windows; restoration of glass panel inserts in garage bay doors; removal of deteriorated storage roof in backyard. Also needs a recommendation to appear before the Zoning Board of Appeals for a change in use to an artist/professional space on ground floor with residential units above.

**Applicant: Mei Wang**

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

Mei Wang, Rodrick Vaughn, Toi Hoang and Z Sanchez appeared before the board.

Ms. Sanchez explained the project to the board. Designed as a firehouse, The Chapman Hose Company. They need a recommendation to appear

before the Zoning Board of Appeals for a change in use. Old photos show they have filled in top half rounds and garage bay doors were filled in. 6,500 square feet. Too large for a single family home. Two live-work lofts upstairs, artist studio downstairs.

- Using building as it.
- Remove roof over concrete retaining wall and make a courtyard.
- 8 Foot gate across driveway.

Rodrick Vaughn – We are not looking to develop – we want to live there. It is not for us to turn it into anything. It is for us to make a home.

Ms. Sanchez – Hose tower had a narrow little iron ladder on one side to hang hoses after fires to dry. This space is fully open. They might have to bring it down to the cornice board for a more crisp, clear structural and put a skylight on top. Use the hose tower as the entrance to the building.

- Use cream color to highlight the upper detail.
- Red mortar would be more original and more respectful.
- Return hook light in front.
- Tallest building in area.
- Flat roof – solar panels.

Ms. Wang – Would like cream – white mortar.

Mr. King – Feels original mortar would have been red.

- Red doors.
- Repair Zinc cornice with patchwork.

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

Erica Powers, 185 Grand Street, Newburgh, NY

- Welcome to area.

Rachel Zollner, 396 Grand Street, Newburgh, NY

- Great project.

There was no one present to speak against this appeal.

The public hearing was completed on August 14, 2007.

A motion to recommend to the Zoning Board of Appeals that the proposed change in use will have no negative impact on the historic district was made by Ms. Flynn and seconded by Ms. Stevens.

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

Mr. King – Coming back for colors. So we don't need to deal with that.

- In regards to the windows: applicant would rather not divide. They would prefer fixed lights without a center molding.

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

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

**AR 2007-72**

**136 Dubois Street**

To replace windows with Jeld Wen wood windows 33" x 60 1/2' double hung painted white; Replace siding with wood bevel cedar siding painted white.

**Applicant: Ben Ribiat**

**Owner: Newburgh Homes, LLC**

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

Ben Ribiat appeared before the board.

Mr. Ribiat explained his project to the board. Would like to replace windows with wooden windows. Same size and same color. Change siding - It is cracking and falling off. Replace front and one side with cedar wood bevel. Rip off existing siding. The asbestos will be professionally abated. Paint trim white. Repair porch in kind. Restore the front door.

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

The public hearing was completed on August 14, 2007.

Ms. Flynn - The satellite dish on side of house, please move it to the roof.

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

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

**AR 2007-73**

**138 Dubois Street**

To replace windows with Jeld Wen wood windows 32" x 67 1/2" double hung painted white.

**Applicant: Ben Ribiat**

**Owner: Newburgh Homes, LLC**

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

Ben Ribiat appeared before the board.

Mr. Ribiat explained the project to the board. Would like to change the windows to wood windows - double hung - one over one. Paint cornice white. Restore the front door. Repoint brick. Sidewalk - cement - rip up sidewalk and replace in kind.

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

The public hearing was completed on August 14, 2007.

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

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

**AR 2007-74**

**396 Grand Street**

To install a four foot high wooden open picket fence with a gate along the southern boundary of their property to enclose their backyard. The fence will be 48 feet in length. The fence and gate will be stained in a light color such as pine or oak.

**Applicant: Rachel and Alan Zollner**

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

Erica Powers and Rachel Zollner appeared before the board.

Ms. Powers explained the project to the board. Half of lot is in the historic district, the other half is not. They need to put up a fence 2 x 2 scalloped picket fence. Sandwich Board so it is the same on both sides

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

The public hearing was completed on August 14, 2007.

Ms. Powers - On the description when you are writing your motion, the gate will be at the western boundary not at the southern.

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

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

**AR 2007-75**

**168 Broadway**

To install an illuminated box sign 24" high x 8" deep with the company logo and also to put semi transparent and non transparent graphics on the windows. Sign will be bolted to the wall @ every 18" top and bottom.

**Applicant: James Mazzella**

**Owner: 168 Broadway Associate**

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

Jim Mazzella and Jim Mozillo appeared before the board.

Mr. Mazzella explained the project to the board. They are with Tidal Wave Laundry. They are still in the construction process. They are 2/3 of the way there. They would like to get your approval for a sign with graphics. The graphics will be

on the inside of the glass. It is an illuminated box sign 8" deep x 24" high x 16 feet long. It will be affixed to the soffit underneath a galvanized awning. Move the address sign to the left. Built to code. Vinyl logo on front backlit. In regards to the graphics we think the guy went overboard especially on the windows. They don't think they need to have tidal wave on all four windows. They would like to keep the wave and the laundry mat on the bottom. They want to have light come in. The white part is clear glass. Blue portion is decal.

Ms. Flynn – Suggests a wooden letter sign instead of box sign. Building has been redone beautifully. I think this box light sign will be like a piece of tacky jewelry. Gooseneck lighting would be nice. Somebody made a great step forward on this one block.

Mr. Mazzella – We have put a lot of money in that building.

Ms. Basch – If you are putting that kind of money into your work you want it to shine. The logo and everything else is fine. But when you start using (inaudible) you can get decals that look like they are etched into glass.

Mr. Mazzella – How about an awning. A produce awning. It's a lot more money.

Mr. King – No internally lit signs. The back lite sign in windows which is there but up on top you have until 11:00 at night. Is this an impulse destination? If people don't know what it is they are not going to be hauling their laundry down the street.

- Suggestions - Wood
- Wrought Iron
  - Awning
  - Raised letters attached to fascia with gooseneck lights

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

The public hearing was completed on August 14, 2007.

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

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

**AR 2007-76**

**23 East Parmenter Street**

To demolish an existing building.

**Applicant: Habitat for Humanity**

**Owner: Hudson Riverside Equities, LLC**

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

**AR 2007-77**

**25 East Parmenter Street**

To demolish an existing building.

**Applicant: Habitat for Humanity**

**Owner: Hudson Riverside Equities, LLC**

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

**AR 2007-78**                      **26 East Parmenter Street**  
To demolish an existing building.  
**Applicant: Habitat for Humanity**  
**Owner: Hudson Riverside Equities, LLC**

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

**AR 2007-79**                      **27 East Parmenter Street**  
To demolish an existing building.  
**Applicant: Habitat for Humanity**  
**Owner: Hudson Riverside Equities, LLC**

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

**AR 2007-80**                      **29 East Parmenter Street**  
To demolish an existing building.  
**Applicant: Habitat for Humanity**  
**Owner: Hudson Riverside Equities, LLC**

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

**AR 2007-81**                      **31 East Parmenter Street**  
To demolish an existing building.  
**Applicant: Habitat for Humanity**  
**Owner: Hudson Riverside Equities, LLC**

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

**AT 2007-82**                      **40 East Parmenter Street**  
To demolish an existing building.  
**Applicant: Habitat for Humanity**  
**Owner: City of Newburgh**

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

**AR 2007-83**                      **41 East Parmenter Street**  
To demolish an existing building.  
**Applicant: Habitat for Humanity**

**Owner: City of Newburgh**

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

**AR 2007-84**

**44 East Parmenter Street**

To demolish an existing building.

**Applicant: Habitat for Humanity**

**Owner: Hudson Riverside Equities, LLC**

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

Meeting adjourned at 10:35 p.m.

Respectfully submitted,

Nancy Evans

Secretary

