

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

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

Nancy Evans, Secretary
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ARCHITECTURAL REVIEW COMMISSION meeting of **September 11, 2007.**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, September 11, 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
 Paula Stevens

Members Absent: **Chris Hanson**
 Michelle Basch

Also present: **Geoffrey Chanin, Corporation Counsel**

The meeting was called to order at 7:30 p.m. after a quorum was confirmed.

OLD BUSINESS

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.

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 life in Zinc Claming; 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

Tammy Nosek appeared before the board.

Ms. Nosek explained her project to the board. Is trying to make an addition off the back of the house two stories high. Revised plans since last meeting and incorporated some of the comments the public made as well as the board members. Leaving the front entrance of the house as is. Removed shutters on the front porch side. The new window will be set back within the arch, so it is not flush. On the side of the house the new wall on the side porch will be built on the outside instead of the inside so you can tell it's separated from the existing structure. The roof will get new shingles - Owens Corning asphalt- Oakridge Pro Series - a sample was submitted, it will not be the slate which is what is on there now. Posts and walls are going to remain as is per a board members request. Staying on the side, the top level of the house will come out 6 inches so that it's clearly not the original. In the rear of the house the pitch of the roof will be down lower as requested. I think that is it on the rear of the house. There's a one car garage also in the back of the house that is part of this application and it will match the neighbor's garage with the same shingle that will be put on the addition of the house.

Mr. Passarotti - As apart of the new construction you are going to remove all those trees?

Ms. Nosek - I'm not removing any trees.

Mr. Passarotti - How do you access the garage?

Ms. Nosek - It is off the side. It is kind of a funky shape. I am accessing from the side.

Mr. Passarotti - You have no concerns that you will disturb the root system of those trees?

Ms. Nosek - I don't believe it will

The public hearing was closed at the August meeting.

Ms. Flynn - Michelle had sent to some of us a copy of the plan that you had given to her and we did correspond back to her with some comments.

Ms. Nosek - I've never seen it. I submitted the documents to her the day after the meeting.

Ms. Flynn - One of my concerns was that the offset is supposed to be recessed not bumped out. It must be in one foot. 6 inches is fine, I don't have a problem with 6 inches but it needs to be on the inside not the outside. To make up for the square footage you could go out in the back maybe a foot or so to make up some of the room you might lose on the inside. The face side shouldn't look like it comes out. It should look continuous and then the new addition part should go in

to show that is where the addition is. The first level and the second level. You show going out 6 inches, reverse it. The other concern I had was tying the slate with asphalt. I just wanted Chuck to weigh in on my concerns.

Mr. Passarotti – It is problematic. It is certainly going to look like an addition and that's one of the things by suggesting that you bring it in 6 inches from the side, which was a good suggestion. I think that it will keep you from seeing that connection on the side and it will only be a connection as at the back of the roof. You will just have to flash that with a copper flashing that would separate the two. You will have to pull up a substantial amount of slate anyway. It's not going to match the slate in color or texture or even scale. Corning has a very small profile. They do make an alternative to slate, a lightweight concrete.

Ms. Flynn – There are some great quality slate imitation products out there. Underneath the front window when you are filling in the arch, are you doing brick?

Ms. Nosek – Yes.

Mr. Passarotti – The only other question is the windows. Our primary concern is what can be seen from the street with the one façade but do they consider that ally a public way or is it not a public way?

Ms. Nosek – It is a private drive shared amongst us.

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.

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| AR 2007-76 | 23 East Parmenter Street
To demolish an existing building.
Applicant: Habitat for Humanity
Owner: Hudson Riverside Equities, LLC |
| AR 2007-77 | 25 East Parmenter Street
To demolish an existing building.
Applicant: Habitat for Humanity
Owner: Hudson Riverside Equities, LLC |
| AR 2007-78 | 26 East Parmenter Street
To demolish an existing building.
Applicant: Habitat for Humanity
Owner: Hudson Riverside Equities, LLC |
| AR 2007-79 | 27 East Parmenter Street
To demolish an existing building.
Applicant: Habitat for Humanity
Owner: Hudson Riverside Equities, LLC |
| AR 2007-80 | 29 East Parmenter Street
To demolish an existing building. |

**Applicant: Habitat for Humanity
Owner: Hudson Riverside Equities, LLC**

- AR 2007-81** **31 East Parmenter Street**
To demolish an existing building.
**Applicant: Habitat for Humanity
Owner: Hudson Riverside Equities, LLC**
- AR 2007-82** **40 East Parmenter Street**
To demolish an existing building.
**Applicant: Habitat for Humanity
Owner: City of Newburgh**
- AR 2007-83** **41 East Parmenter Street**
To demolish an existing building.
**Applicant: Habitat for Humanity
Owner: City of Newburgh**
- AR 2007-84** **44 East Parmenter Street**
To demolish an existing building.
**Applicant: Habitat for Humanity
Owner: Hudson Riverside Equities, LLC**

Mr. King - Will Mr. Hunter be here tonight?

Ms. Crabb - No I heard he wasn't coming.

Mr. King - I think it might be wise in matters of demolition.

Ms. Crabb - I think it's wise that he shows period and I guess I will have to speak to somebody about that again.

Mr. Passarotti - Steve Hunter and Mike Lamaraux and myself went and inspected the buildings.

Mr. King - I have less problems with that then having someone here as a resource.

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

Ms. Crabb - Everybody has the letter dated August 2, 2007. On these properties we are going to have to vote on each one individually. But basically it is all the same.

Ms. Crabb read aloud a letter from Michael Lamaraux from McGoey, Hauser and Edsall concerning the condition of the properties involved.

Deirdre Glenn, David Hinsquark and Giovanni Paladino appeared before the board.

Ms. Glenn explained the project to the board. We are presenting applications for demo of eight buildings. Did not approach as economical feasibility. All are

neglected buildings. They started with the Water Department – they have no records to indicate when water usage was taken out of these buildings. Then they went to Central Hudson – has no utilities in any of these buildings since 1989-1990. Tax assessed at \$8,500. Built 1850's. Survey shows row houses in 1869. In 1881 all of these buildings were occupied. Six of the properties listed as good quality but not historic in nature. The other three were listed as undistinguished, altered or incompatible, not historic. Sewer lines run through the neighborhood. The engineer wants a 10 feet easement for any necessary repairs or access.

Mr. Passarotti – I have a couple of comments I want to talk about. This involves the letter. I am not speaking for the City Engineer but just as the understanding this is general as he writes these letters. They can make recommendations for anything they see. Basically there are 3 levels – tear it down now because it's going to kill everybody, the next level would be imminent danger – it's not now but it may be soon; and the lower level is rebuy it – renovate it.

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, NY

- Buildings are awful.
- Supports Habitat.
- Disappointed with Liberty Street construction.

Debra Dresser, 375 Grand Street, Newburgh, NY

- No comparison Between Liberty and East Parmenter.
- Part of history of Newburgh.
- Habitat chooses very carefully.
- Revitalization is a good thing.

Erica Powers, 185 Grand Street, Newburgh, NY

- Committed to preserving when possible – cannot preserve these houses.

There was no one present to speak against this appeal.

The public hearing was completed on September 11, 2007.

Mr. Chanin – Here is the procedure. You can do it collectively. Make one motion for the entire properties. It does not require a majority but if any one member of the board wants to segregate out any one particular aspect then that is the rule. If there are no objections by any member than you can do it collectively.

A motion to approve all the applications was made by Mr. King and seconded by Ms. Stevens.

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

Voted 5-0 to approve your application to demolish the buildings as described with a photographer on site during demolition to record and document construction as they see it and any other information that can be preserved of the structures now and as the structures are demolished to provide a record of

what was on East Parmenter and to be provided to the City Engineer and the City Historian.

NEW BUSINESS

AR 2007-85

109 South William Street

To paint the exterior of building Behr brand Chianti (SH-150 and the trim Lost Atlantis (580-F-6).

Applicant: Just Supply Inc.

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

AR 2007-92

147 Lander Street

To replace loose boards in kind. Paint body of house Muddy Mississippi 3004-9A and the trim Mark Twain House Oak.

Applicant: Lottie Parker

Mr. Robinson appeared before the Board on Lottie Parker's behalf.

Mr. Chanin - Let the record show that Mr. Robinson produces a receipt from the City of Newburgh Code Compliance office showing a payment of a fee of \$25.

Ms. Flynn - Do we have a proxy from him?

Ms. Crabb - I haven't asked yet. Ms. Parker is the owner of the property?

Mr. Robinson - My mother is the owner of the property but I guess she turned it over to her.

Ms. Crabb - We don't have anything on file giving you permission to do this. We would need something from the owner giving you the permission.

Mr. Robinson - She is under the weather right now that's why I came.

Mr. Chanin - What is your relationship to Ms. Parker?

Mr. Robinson - I am her brother.

Mr. Chanin - And do you have any ownership interest in 147 Lander Street?

Mr. Robinson - No I don't.

Mr. Chanin - Then I think we need to get some documentation. A statement that she is authorizing you as a person with knowledge to speak on her behalf or she can come herself next time. No disrespect to you but if you were to speak and inadvertently you were to say something that she might not agree with, we wouldn't want her to be bound. So we will see her and perhaps you next month.

AR 2007-94

275 Grand Street

To paint the body of the house the same white color as it is and to change all trim that is now brown to Collegiate Yellow.

Applicant: Besfort Llumjic

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

AR 2007-95

242 Broadway

To replace the existing vinyl windows with the same windows 39 x 69.

Applicant: Rosendo Mosso

Rosendo Mosso and Gary Maldonado appeared before the Board.

Mr. Maldonado explained the project to the board. Purchased the building two months ago. He wants to revamp the whole building. Wants to start the process by replacing damaged windows. The exact same windows that are there. Vinyl windows.

Ms. Flynn - They are all vinyl except for one original. Are they broken? Why would you want to replace them?

Mr. Maldonado - Some have missing glass. Some are rotted.

Mr. King - Vinyl windows should not rot.

Ms. Crabb - If they are replacing in kind we don't have too much of a choice.

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

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

Voted 5-0 to approve your application to replace the existing vinyl windows with the same windows 39x69.

Ms. Crabb - OK you can do the windows but anything else that he wants to do he is going to have to put in another application and come back before us. Anything to the outside.

PUBLIC HEARINGS

AR 2007-86

119 Fullerton Avenue

To repair the porch. Replace posts with 4 x 4 posts. Fix floor covering with bluestone.

Applicant: Maria and Flavio Becerra

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

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

Mr. Montoya explained the project to the board. They were here in July. Need to repair a 7 x 7 front porch and told they could not use the natural ceramic tile. Today they are going with bluestone. Brick was under file. Porch and two steps to repair. No railings needed.

- Photos were shown of similar steps in the area.

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

The public hearing was completed on September 11, 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.

Voted 5-0 to approve your application to repair the porch by putting bluestone treads on the stairs and porch. Return 4 x 4 posts and lattice to their original configuration. Vertical facing to be stucco, not tile.

AR 2007-87

488 Liberty Street

To fence in their front yard. Fence will be 48 feet long and 4 feet high made of vinyl with 3" pickets with scalloped tops.

Applicant: Monroe Bussey

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

Monroe Bussey appeared before the board.

Mr. Bussey explained his project to the board. I finished it. I put the fence up. I was under the impression that if it didn't have concrete in it that I didn't have to get a permit. I was told differently afterwards. So the pictures show what I already did. Color matches the color of the house. We were having a lot of traffic there - children crossing the yard, dogs coming into the yard and going in our garden.

Ms. Crabb - Any changes to the outside, you need to come see us first.

Mr. Chanin - Anything that would fall into the definition of a designed structure. Because your home is in the historic district and in the historic district changes to property that effect the design structure of the property have to conform to the guidelines that apply to property in the district.

- They have lived there for 4 ½ years.

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

The public hearing was completed on September 11, 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 4-1.

Voted 4-1 to approve your application to install a vinyl fence in the front yard. Fence will be 48 feet long and 4 feet high with 3-inch pickets and scalloped tops.

AR 2007-88

226 Broadway

To install a sign 2 feet x 8 feet made of aluminum. Background will be white, lettering will be red and blue.

Applicant: Cristina Ramos

Owner: Thomas Amodeo

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

Jose Delacruz and Cristina Ramos appeared before the board.

Mr. Delacruz explained the project to the board. Wants to put sign in front of building. Aluminum sign. No light. Sign will be 2x8. White with red and blue lettering.

There was no one present to speak for this appeal.

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

Mary Ann Prokosch, 12 Galloway Avenue, Newburgh, NY

- Sign is terrible with the gaps not filled in.
- It would be more esthetically pleasing.

The public hearing was completed on September 11, 2007.

Mr. King – Space should be all filled in. The whole width. One color all the way across with your sign the way you want it. Fill in recess.

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.

Voted 5-0 to approve your application to install an aluminum sign, non lighted. Color will be white for the background and lettering will be red and blue. The sign is to extend the full width of the box for that property.

AR 2007-89

21 South Miller Street

To repair the front steps and porch; to install a new wood railing; repoint masonry and remove basement windows and fill with masonry to match existing.

Applicant: Jean Turner

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. This is a single family home. Just doing a couple things to the exterior of the front façade. A new wood staircase, 2x2 balusters, 4x4 posts, will be closed riser, all wood, no pressure treated. For security reasons the owner wants to close off basement windows. So remove windows and brick them up, recess the brick one inch. The rest of the windows will remain with no work being done to them, they are wood.

Ms. Flynn - concerned with bricking of windows. The next property has a security grill.

Mr. King - It is reversible if needed.

- Basement is too low to be habitable space.

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

The public hearing was completed on September 11, 2007.

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

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

Voted 5-0 to approve your application to repair the front steps and porch with using no pressure treated wood; to restore cornice in kind; to install a new wood railing; to repoint masonry and to remove the basement windows and fill with masonry to be recessed one inch.

AR 2007-90

167 Broadway

To remove existing lettering on sign and replace with the restaurant name using black lettering; to repaint trim with BM New England Burgundy HC-61; to install a canvas canopy in Burgundy; to frame out windows; to install planter boxes in Burgundy; base color will be BM Philadelphia Cream HC-30.

Applicant: Christine's of Broadway Corp.

Owner: Chesapeake Associates, LLC

Application was withdrawn and will resubmit at a later date.

AR 2007-91

65 William Street

To remove old siding and replace with brick to match the other existing brick.

Applicant: George and Alree Knight

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

Alree Knight, George Knight and Herman Arnold appeared before the board.

Mr. Arnold explained the project to the board. Trying to get approval for the face of the building. Right now it is damaged with cracks. Want to remove and replace the wood. Recess and put brick back. Put windows and everything back, just brick changing. Also want to redo the sign just repaint and re-letter, same colors.

- Photo does not depict current condition.
- Match blond brick.

Mr. King - Find out from City Engineer what original structure looked like. To make the expenditure to restore this and to do it now in brick rather than bringing the building back as a Laundromat in its original configuration which possibly could have some increased value of your structure.

Ms. Knight - It used to be a big picture window. The kids kept breaking the windows.

Mr. King - Maybe a window seat in front.

Mr. Arnold - They used to break the glass on the outside.

Mr. Passarotti - If it is something that can be broken, go with whatever will last the longest.

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

The public hearing was completed on September 11, 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 5-0.

Voted 5-0 to approve your application to remove the old siding and replace with blond brick to match the existing brick with the brick being no higher than the sill that is there now; to repaint and re-letter sign with the colors to be similar to the original.

Meeting adjourned at 9:30 p.m.

Respectfully submitted,

Nancy Evans

Secretary