

**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 **December 11, 2007.**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, December 11, 2007** at 7:30 p.m. in the Activity Center at 401 Washington Street, Newburgh, New York.

**Members Present:** Peter King, Chair  
Charles Passarotti  
Brigidanne Flynn  
Michelle Basch  
Paula Stevens

**Members Absent:** Mary Crabb  
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 2007-85**                    **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.

**PUBLIC HEARINGS**

**AR 2007-111**                    **68 Carson Avenue**  
To replace fence with a wooden picket fence four feet tall in the middle and graduating up to 6 feet tall on the ends; replace roof on front porch with Sovereign Series GAF shingles in Charcoal color.  
**Applicant: Manuel Balbuena**

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

Manuel Balbuena appeared before the board.

Mr. Balbuena explained his project to the board. In the front of his house he wants a new porch with a roof. It was very dangerous. He took everything down except for the railings. He doesn't know if he can replace the old one with a new one. He needs to fix it because he has been living there for 4 years like that.

Mr. King - Have you done the demolition already?

Mr. Balbuena - Yes. I did it already.

Mr. King - Your application says you haven't done it yet.

Mr. Balbuena - No I haven't done it yet. Just the roof is done.

Ms. Kelson - Your application indicates that you want to replace your fence and replace the roof on your front porch. So there are two things that you want to do.

Mr. Balbuena - Yes.

Ms. Kelson - With either of these two things have you started any of the work on the fence or the porch?

Mr. Balbuena - No.

Ms. Kelson - Is your front porch safe right now?

Mr. Balbuena - It is safe now but I received these from the City. I don't know why because I have good condition on the house.

Mr. Balbuena received violations for wood treatment, hole in soffit, repair porch and its spindles.

Ms. Flynn - The porch roof is not original to the house.

Mr. Passarotti - So we are not talking about the soffit then.

Ms. Kelson - He didn't apply for it but we can amend.

Ms. Flynn - The fence he proposes is 6 feet high at the ends and 4 feet high in the middle graduating up.

Mr. Balbuena wants to put the fence on the right side, left side and in the front of the house.

Mr. Passarotti - And it would be a wood picket fence.

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

The public hearing was completed on December 11, 2007.

Mr. Passarotti – We have no colors here and no materials.

Ms. Kelson – This is a discussion you should have before you do your SEQRA vote. If you don't have materials, you don't have colors, anything that goes with the passibility, and anything that goes with the subsequent motion. Anything you need to discuss before you go into SEQRA.

Ms. Basch – My only question is that 6 feet on the sides is about yeh tall and that is very high because of the small area. Is it possible to have it lower going from a 4 feet to a 3 feet which is friendlier to the area. You don't have fences like this anywhere else.

Ms. Kelson – If you like the style of the graduated height (higher on the ends, lower in the middle) she is suggesting that instead of 6 feet and 4 feet that it might be 4 feet at the highest point and 3 feet in the middle.

Mr. Balbuena – Want it higher to protect my property.

Ms. Flynn – People will jump over no matter how high. It is friendlier to the neighborhood with the shorter height otherwise it will look like a fortress.

Mr. King – We have a choice of making a motion or tabling it for additional information.

Ms. Basch – Do you want to think about it and come back or do you want to make a decision now?

Mr. Balbuena – She wants to think about it.

Ms. Basch – We want to help you make it beautiful. We are here to help you make it its best historically.

Ms. Flynn – We will table this so you can go and look and measure and pick out what you like, colors.

Mr. Balbuena – Color will be white.

Ms. Flynn – And the materials – how fat do you want the slats to be – 3, 4 inches.

Mr. Balbuena – 3 inches.

Mr. King – Write it down for us.

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

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

Voted 5-0 to table this application until next month so the applicant can bring the Commission more information as to the materials you will be using and the height of the fence. The Commission also requests photographs of the building both current and before the renovations were done if possible.

**AR 2007-112**

**160 Fullerton Avenue**

To replace an exterior door with a four panel wood door in Chocolate Mahogany style and a new Andersen storm door from the 3000 Series.

**Applicant: Ian MacDougall**

This application was tabled at the applicants request until next month.

**AR 2007-113**

**211 South William Street**

To remove decking and replace with pressure treated 5/4" x 6" decking; new decorative handrails and spindles and new pressure treated staircase.

**Applicant: Big Brothers Construction**

**Owner: Joel Aguilar**

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

Heidi (inaudible) from Big Brothers Construction and Joel Aguilar appeared before the board.

Heidi explained the project to the board. The owners received a violation. One of the problems was the risers. They called the Building Department to see if they needed a permit and were told that if they were replacing it with the same material they did not need a permit. Mr. Aguilar had his brother remove the risers but when they got home his brother had removed the entire floor. When the inspector got there he stopped all work.

Ms. Flynn – How many stairs are there going to be down because you don't have that much room between the stairs and where the sidewalk starts and you can't encroach upon the sidewalk.

Mr. Aguilar – There were 3 before. One was almost 10 inches high, the other 9 ½ and then the other 8 ½. We want 4 steps now.

Ms. Heidi – The brick from the footings needs to be redone in brick. Decorative spindles. No painting will be done at this time.

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

The public hearing was completed on December 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 5-0.

Voted 5-0 to approve your application to replace the decking with pressure treated 5/4" x 6" decking, to install new decorative handrails and spindles with spindles to be the colonial type, to install a new pressure treated staircase, to redo new footings in brick pier. Paint colors are to be decided at a future date.

The Commission feels there is no evidence of any historic fabric being replaced.

**AR 2007-114**

**182 Broadway**

To repair wood trim and cornice with material in kind; remove existing aluminum siding on the front and replace with new fiber cement siding painted white; install new 4" fiber cement corner trim in front; install six new aluminum clad windows; repoint masonry as required; repair and repaint existing panels; install two new double insulated glass doors.

**Applicant: Dr. Devender Chhabra**

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

Joseph Sandridge from Coppola Associates appeared before the board.

Mr. Sandridge explained the project to the board. I am here representing Dr. Chhabra. A two family house with an office on the 1<sup>st</sup> floor. Repair cornice, install new fiber cement siding, new windows aluminum clad wood. Color will stay the same - white. Clean masonry.

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

The public hearing was completed on December 11, 2007.

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

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

Voted 5-0 to approve your application to repair the wood trim and cornice with material in kind, to replace the aluminum siding on the front with new fiber cement siding painted white, to install new 4" fiber cement corner trim in front, to install six new aluminum clad wood windows, to repoint masonry as required, to repair and repaint existing panels and to install two new double insulated glass doors.

**AR 2007-115**

**23 South Miller Street**

To install a new Bitumen Roofing system; repair wood trim and cornice with material in kind; repoint all masonry as required; repair or replace metal roof; new aluminum clad wood windows to match existing with two over two grills; install a new transom; a new steel six panel exterior door; repair porch and staircase; new wood stairs with handrail. Paint colors - for body of house BM Wilmington Tan HC-34, for steel exterior, window trim and cornice base BM

Georgian Brick HC-50, cornice panels BM Great Barrington  
Green HC-122, cornice brackets and panel molding BM  
Abingdon Putty HC-99.

**Applicant: Thruway Builders**

**Owner: City of Newburgh**

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

Joseph Sandridge from Coppola Associates appeared before the board.

Mr. Sandridge explained the project to the board. I am here on behalf of Thruway Builders. We have already come here for a recommendation to Zoning. They were awarded a Zoning variance for a two family. It is a vacant building now. We want to repair the cornice in kind. Install all brand new windows - aluminum clad wood - with two over two. A new 6 panel door with transom. Colonial style balusters. Repoint brick. For colors - body will be the tan color, window sills will be Georgian Brick.

Ms. Flynn - Did you say you were taking the color off the brick?

Mr. Sandridge - It will be cleaned and repaired and then repainted tan.

Ms. Basch - How will you be cleaning the brick because brick has a tendency to become soft?

Mr. Sandridge - We use a very non aggressive approach. We spec that all out in our drawings for our clients. It will not be power washed or anything like that.

Ms. Flynn - What about the lower level basement door?

Mr. Sandridge - That will be similar to the upper door.

Mr. Flynn - Any exterior lighting?

Mr. Sandridge - Just regular porch lighting.

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

The public hearing was completed on December 11, 2007.

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

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

Voted 5-0 to approve your application to install a new Bitumen Roofing System, to repair wood trim and cornice with material in kind, to repoint all masonry as required, to repair or replace metal roof, to install new aluminum clad wood windows to match existing in the two over two configuration with grills, to install a new transom, a new steel six panel exterior door, to repair porch and staircase, to build new wood stairs with handrails with the balusters to be in a colonial style.

Paint colors – for the body of the house (BM Wilmington Tan HC-34), for steel exterior door, window trim and cornice base (BM Georgian Brick HC-50), cornice panels (BM Great Barrington Green HC-122), cornice brackets and panel molding (BM Abingdon Putty HC-99).

**AR 2007-116**

**25 South Miller Street**

To install a new Bitumen Roofing system; repair wood trim and cornice with material in kind; new aluminum clad wood windows to match existing with two over two grills; repoint all masonry as required; new transom; new steel six panel exterior door; new wood stairs with handrail. Paint colors – for body of house BM Wilmington Tan HC-34, window trim and cornice base and steel exterior door BM Georgian Brick HC-50, cornice panels BM Great Barrington Green HC-122, cornice brackets and panel molding BM Abingdon Putty HC-99.

**Applicant: Thruway Builders**

**Owner: City of Newburgh**

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

Joseph Sandridge from Coppola Associates appeared before the board.

Mr. Sandridge explained the project to the Board. Colors are the same as 23 South Miller. Received a variance for two family. Rehab will be the same as 23 South Miller.

Mr. Flynn – This photograph shows a porch with a roof. Do you have any plans for it?

Mr. Sandridge – I noticed that but I believe that if there was a porch it was a later addition. But due to the size of this window it would be a relatively flat porch.

Ms. Flynn – That was the photograph that was taken when it was put on the National Register.

Mr. King – That is to say they are restoring it to that particular period. You don't know if that was original.

Mr. Sandridge – We are not really required to match the original that was there if it is no longer existing. Is that correct?

Mr. King – That is up to you in saying what your intent is. Is this rehabilitation or restoration?

Mr. Sandridge – It's not historic restoration it is renovation. So I choose not to put a covered porch. In regards to the covered porch it would be nice to have that but it would look like a new porch and not an historic porch.

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

The public hearing was completed on December 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 install a new Bitumen roofing System, to repair wood trim and cornice with material in kind, to install new aluminum clad wood windows to match the existing in the two over two configuration with grills, repoint all masonry as required, install a new transom, a new steel six panel exterior door, to build new wood stairs with handrail. Paint colors to be used - for body of house (BM Wilmington Tan HC-34), window trim and cornice base and steel exterior door (BM Georgian Brick HC-50), cornice panels (BM Great Barrington Green HC-122), cornice brackets and panel molding (BM Abingdon Putty HC-99).

Meeting adjourned at 8:20 p.m.

Discussion after the meeting

Jill Fisher from Larson Fisher Associates - Presentation of final design guidelines for East End Historic District.

Discussion after the meeting adjourned at 9:10 p.m.

Respectfully submitted,

Nancy Evans

Secretary