

**CITY OF NEWBURGH  
ARCHITECTURAL REVIEW COMMISSION**

**Mary Crabb, Chairperson**

**Mary Decker, Secretary**

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

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

**ARCHITECTURAL REVIEW COMMISSION meeting of  
September 9, 2008.**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, September 9, 2008** at 7:30 p.m. in the Heritage Center at 123 Grand Street, Newburgh, New York.

**Members Present:** **Mary Crabb, Chair**  
**Charles Passarotti**  
**Brigidanne Flynn**  
**Paula Stevens**  
**Michelle Basch**  
**John C. Ledwith IV**  
**Peter King**

**Also present: Michelle Kelson, Assistant Corporation Counsel**

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

**New Business**

**AR 2007-35 St Lukes-Cornwall Hospital  
Carter Street Pedestrian Plaza**

To modify existing curb layout (previously approved) to allow access for City of Newburgh Records Department, Water Department and corner lot at Carter Street/City Terrace and substitution of bluestone curbing with granite curbing.

**Applicant: Profex: Jay- Project manager**  
**Owner: City of Newburgh**

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

Mary Crabb recused herself and Peter King acted as Chairman on this application.

Jay from Profex, Project Manager, appeared before the board.

The Board discussed the proposed changes. Charles Passarotti conducted a field review and found no real layout changes and no issue with substituting granite for bluestone. Also, the granite would be better in terms of longevity.

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

The public hearing was completed on September 9, 2008.

A motion to approve the application was made by Charles Passarotti and seconded by John Ledwith.

The motion was approved 6-0.

**AR 2008-84     38 Dubois St**

To repaint exterior of house using Benjamin Moore Monroe Bisque HC-26; Trim- Yarmouth Blue HC-150 and accent with Knoxville Gray HC-160

**Applicant: John J. Lease**

**Owner: Michael Cook**

John J. Lease appeared before the board to discuss the application.

The Board discussed accepting the applicant's colors as submitted using Benjamin Moore, Monroe Bisque HC-26 for trim; also fascia and clap boards to be repaired in kind.

A motion to approve this application was made by Brigidanne Flynn and seconded by Charles Passoratti.

The motion was approved 7-0.

**AR 2008-89     169 Renwick St**

Existing masonry clean, repair and leave natural unpainted, To repaint with Benjamin Moore colors as follows: Window trim & cornice Benjamin Moore Ashley Gray HC-87 Wood exterior- to remain natural Cornice brackets, panels & molding- Odessa Pink HC-59 Accent trim Knoxville Gray- HC-160

**Applicant: Coppola Associates**

**Owner: RECAP, Inc.**

Anthony Coppola appeared before the board to explain the application.

The Board noted the SHPO approval for in kind repair and replacement of the front porch and to repair and clean existing masonry and to install new aluminum clad wood windows. The Board noted the proposed paint colors as the window trim and cornice with Benjamin Moore Ashley Gray HC-87, the cornice brackets, panels and molding with Benjamin Moore Odessa Pink HC-59 and accent color Benjamin Moore Knoxville Gray HC-160 with a neutral stain for the wood exterior.

A motion to approve this application was made by Charles Passarotti and seconded by Michelle Basch.

The motion was approved 7-0.

**AR 2008-90**

**179 Renwick St**

To repaint 2 family dwelling as follows: Existing masonry clean, repair and leave natural; windows trim and cornice base: Edgecomb Gray HC-173; wood exterior door- To remain natural wood; cornice brackets, panels and molding- Knoxville Gray HC-160; accent trim-Yarmouth Blue HC-150.

**Applicant: Coppola Associates**

**Owner: RECAP, Inc.**

Anthony Coppola appeared before the board to explain the application.

The Board noted the SHPO approval for repair and replacement of cornice, brackets and panels; cleaning existing masonry; repairing overhang roof; remove fire escape; to install new aluminum clad wood windows. The Board noted paint colors as the window trim and cornice with Benjamin Moore Edgecomb Gray HC-173, the cornice brackets, panels and molding with Benjamin Moore Knoxville Gray HC-160 and Benjamin Moore Yarmouth Blue HC-150 as an accent color; and to install natural wood exterior door.

A motion to approve this application was made by John Ledwith and seconded by Michelle Basch.

The motion was approved 7-0.

**AR 2008-91**

**181 Renwick St**

To repaint 2 family dwelling as follows: Existing masonry clean, repair and leave natural; windows trim and cornice base: Edgecomb Gray HC-173; wood exterior door- To remain natural wood; cornice brackets, panels and molding-Knoxville Gray HC-160; accent trim-Yarmouth Blue HC-150

**Applicant: Coppola Associates**  
**Owner: RECAP, Inc.**

Anthony Coppola appeared before the board to explain the application.

The Board noted SHPO approval for repair and replacement of cornice, brackets and panels; cleaning existing masonry; removing fire escape; and installing new aluminum clad wood windows. The Board noted the proposed paint colors window trim and cornice with Benjamin Moore Edgecomb Gray HC-173, the cornice brackets, panels and molding with Benjamin Moore Knoxville Gray HC-160 and with Benjamin Moore Yarmouth Blue HC-150 as an accent color; and to install natural wood exterior door.

A motion to approve this application was made by John Ledwith and seconded by Charles Passarotti.

The motion was approved 7-0.

**AR 2008-95**

**68 Carson Ave**

Recommendation to Zoning Board of Appeals for pool installation

**Applicant: Manuel Balbuena**

Manuel Balbuena appeared before the board to explain the application.

The Board found no negative impact on the Historic District.

A motion to recommend the application to the Zoning Board of Appeals was made by John Ledwith and seconded by Michelle Basch.

The motion was approved 7-0.

**AR 2008-98**

**111 Washington St**

To replace damaged wood framing, sheating & roofing to match existing in the tower area; repair brick work in tower and repair main entry doors to match existing. All work will be done in kind.

**Applicant: The A.M.E.Z Zion Church**

Otis Dees and Elijah Beam and appeared before the board to explain the application.

The Board discussed the location of the proposed in kind repair and noted that the work was to be done on the steeple in the rear and not to the whole tower. All work to be done in kind.

A motion to approve this application was made by Brigidanne Flynn and seconded by Michelle Basch.

The motion was approved 7-0.

**AR 2008-70**

**145 Benkard Ave**

To install new sidewalks and curbing; replace existing retaining wall.

**Applicant: St Francis of Assisi Church**

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

Fr. John Vondras, Ron Bloom and Giovanni Palladino appeared before the board to explain the application.

The Board discussion was to approve the application to replace the existing retaining wall and to install new sidewalks and curbing as follows: The Applicant shall remove and reset the existing bluestone sidewalks except where there is existing asphalt and where the bluestone is determined by the Commission upon a field review to be unsalvageable, the Applicant may replace bluestone with stamped concrete tinted gray. The Applicant will contact the Commission for a field review at the time the bluestone is removed and at the time the bluestone is to be reset.

There were 2 City residents present to speak in favor of this application.

The public hearing was completed on September 9, 2008.

A motion to approve this application was made by Brigidanne Flynn and seconded by Charles Passarotti.

The motion was 7-0.

**AR 2008-71**

**6 Carson Ave**

To rebuild back wall and change windows: replace windows in front with larger size.

**Applicant: Lida Geh**

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

Mr. Holdrith appeared before the board to explain the application.

The Board discussed tabling the application until October 14, 2008 because many of the alterations proposed at the meeting were not included in the application. The Applicant was advised to submit a revised application containing all of the items to be addressed the proposed project.

A motion to table application was made by Brigidanne Flynn and seconded by Charles Passarotti.

**AR 2008-86**

**10 Grand St**

To install 9 Pella windows; paint front of the building with Benjamin Moore Historic colors; repair steps and railing in the front.

**Applicant: Earl R. Hopper**

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

Earl Hopper appeared before the board to explain the application.

Mr. Anderson explained to the board that they were going to repair and replace front entrance stairs and railing.

The Board discussed the installation of nine aluminum clad wood windows in a one over one configuration; suggested to repairing masonry front steps with Cathedral Stone restoration mortar; power washing existing brick; and to paint in Benjamin Moore Garrison Red HC-66 where the color is currently brown and Benjamin Moore Monterey White HC-27 where color is currently tan.

There were two residents speaking in favor of this application.

The public hearing was completed on September 9, 2008.

A motion to approve application was made by Brigidanne Flynn and seconded by Charles Passarotti.

The motion was approved 7-0.

**AR 2008-87**

**1 Liberty St/ 5-11 Johnes St**

To rehabilitate interior brick work at One Liberty; roof repair; 1 over 1 wooden insulated windows and wooded entry door; 5-11 Johnes St side- Parking lot demolition with City of Newburgh.

**Applicant: Bluestone Developers**  
**Owner: City of Newburgh**

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

Anthony Coppola explained the application.

The Board discussed the limitation of the interior brick work and roof repair to the stabilization of the structure and to install one over one wood windows and wood entry door for the purposes of stabilizing the building located at One Liberty Street. The Board also acknowledged the integration of the demolition of the building located at 5-11 Johnes Street into the project.

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

The public hearing was completed on September 9, 2008.

A motion to approve application was made by Brigdanne Flynn and seconded by Charles Passarotti.

The motion was approved 7-0.

**AR 2008- 88**

**72 South Lander St**

To install new front and rear doors; new deck in backyard; new fencing 6' high x 30' long; repair soffits front and back; re-point & repair brick near chimney.

**Applicant: Regina Brown**

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

Regina Brown explained the application.

The Board was concerned for the preservation of the inner yellow door which appeared to be original to the building and suggested preserving this door by replacing the outer storm door with the yellow inner door and replacing the inner yellow door with any door that suited the Applicant's needs.

Michael Briggs was present to speak in favor of this application.

The public hearing was completed on September 9, 2008.

A motion to approve application was made by Michelle Basch and seconded by John Ledwith.

The motion was approved 7-0.

**AR 2008-92**

**84 Johnston Street**

To install new white vinyl siding in the front of the house.

**Applicant: Owen Culberth**

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

Owen Culbreth explained the application.

Michael Briggs was present to speak in favor and extend help to Mr. Culbreth on this application.

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

The public hearing was completed on September 9, 2008.

A motion to approve application was made by Brigidanne Flynn and seconded by Charles Passarotti.

The motion was approved 6-1.

**AR 2008-93**

**144 South Street**

To install 3 new living room windows and 1 new bedroom window- all 34" x 62".

**Applicant: The Home Depot at Home Services, Inc.**

**Owner: Izzuddin Mahdi**

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

Representative from Home Depot explained the application to install three new windows on the second floor living room and one bedroom window in the rear of the building. The windows are to be Sequel wood windows in a tan color with simulated divided lights.

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

The public hearing was completed on September 9, 2008.

A motion to approve application was made by Charles Passarotti and seconded by Paula Stevens.

The motion was approved 7-0.

**AR 2008-94**

**94 Henry Ave**

To construct new one family apartment above the garage.

**Applicant: John Panzella**

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

John Panzella explained the application to construct a new single-family apartment above the existing garage with the materials stated on the included architectural plans dated May 19, 2008 which included vinyl clad wood windows, pressure treated wood stained in a natural color, vinyl siding in the color gray, fiberglass shingles and steel entry door.

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

The public hearing was completed on September 9, 2008.

A motion to approve application by Charles Passarotti and seconded by Peter King.

The motion was approved 6-1.

**AR 2008-96**

**105 Carson Ave**

To put a shed in the backyard. Style and colors will be provided at the meeting.

**Applicant: Terry Dorsey**

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

Terry Dorsey explained the application to put a shed in the backyard in the corner furthest from the sidewalk with the color to match the house.

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

The public hearing was completed on September 9, 2008.

A motion to approve application as submitted was made by Brigidanne Flynn and seconded by Charles Passarotti.

The motion was approved 7-0.

**AR 2008-97**

**5 Grand St**

To remove iron fence from the front of the property.

**Applicant: M&D Investors**

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

Mr. Anderson, a court-appointed receiver appeared on behalf of M&D Investors and explained the application.

The Board discussed the removal of the iron fence without any proposal to repair the feature.

There were 3 residents present to speak against this application.

The public hearing was completed on September 9, 2008.

A motion to approve the application as submitted was made by Charles Passarotti and seconded by Paula Stevens.

The motion was denied 3-4.

Meeting adjourned at 9:45 p.m.

Respectfully submitted,

Mary Decker  
Secretary