CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION

Mary Crabb, Chairperson — Joan Mason, Secretary
123 Grand Street, Newburgh, N.Y. 12550 — (845) 569-7400 Fax 569-0096

ARCHITECTURAL REVIEW COMMISSION meeting of
April 14, 2009.

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, April 14, 2009** at 7:30 p.m. in the Activity Center at 401 Washington Street, Newburgh, New York.

Members Present: **Mary Crabb, Chairperson**
Peter King
Brigidanne Flynn
Paula Stevens
John Ledwith IV
Michele Basch

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 2008-68 **16 Bay View Terrace**
To restore the porch roof to its original state, same materials, moldings, gutters, etc.
Applicant: Stefan Deppisch

DISCUSSION

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

Mr. Deppisch appeared before the board. This was on the agenda previously, was tabled, and is now back with planned porch on top rescinded. Mr. Deppisch plans to restore porch with replacement of rotting pieces. The Commission recommended accepting application and stressed that replacement materials should be kept as close to original as possible. The public hearing was completed on April 14, 2009. No one was present to speak for or against this application.

A motion to approve this application as amended was made by John Ledwith and seconded by Paula Stevens. The motion was approved 6-0.

PUBLIC HEARINGS

AR 2007-20 **41 Dubois Street**
To install guardrail around opening at sidewalk; no sidelight at front door; porch posts and railings; and to select exterior paint colors, base shall be BM-HC152 Whipple Blue, exterior trim HC-27 Monterey White and BM-HC9 Chestertown Buff.

AR 2007-25 **43 Dubois Street**
To install guardrail around opening at sidewalk; no sidelight at front door; porch posts and railings; and to select exterior paint colors, base shall be BM-HC26 Monroe Bisque, exterior trim HC-88 Garrison Red and BM-HC69 Whitail Brown.
Applicant: Coppola Associates
Owner: HOGAR

DISCUSSION

The Chairperson of the Board opened the Public Hearing by reading the text of the notice. Mr. Anthony Coppola, Architect, appeared before the board to address both 41 and 43 Dubois Street together. Discussion began with Mr. Coppola stating he was referred to the commission by the Building Department. Several items on buildings were approved by SHPPO but deviated on plans drawn by .Coppola Associates. Grills on windows were SHPPO approved for 1/1; plans were drawn for 6/6 on 43 Dubois. Front porch connects both buildings and what was drawn was not what was approved, four bay versus three bay. Commission questioned what SHPPO's take on it was since they approved most of the work. Michelle Kelson brought up the point that construction deviation is between SHPPO and client. Risk is to client who may not get a Certificate of Occupancy. It was suggested that Mr. Coppola should go back to SHPPO because items they approved remains in their authority. Commission was not aware of two items. There was no mention of windows in letter and guard rail was not on drawing. The Commission recommended accepting application allowing guard rail but no side rail and to install a front door on 41 Dubois Street and on 43 Dubois Street, to install a guard rail for under porch access and to increase porch railings and posts. The public hearing was completed on April 14, 2009. There was no one present to speak for or against this application.

A motion to approve the application for 41 Dubois Street as amended was made by Brigidanne Flynn and seconded by Peter King. The motion was approved 5-1 with John Ledwith voting against.

A motion to approve the application for 43 Dubois Street as amended was made by Brigidanne Flynn and seconded by Paula Stevens. The motion was approved 5-1 with John Ledwith voting against.

AR 2009-08 **9 Johnston Street**
To renovate existing structure, replace garage door entrance on southeast corner with window, addition of an exterior elevator shaft and new entryway.
Applicant: Newburgh Ministry, Inc.

DISCUSSION

The Chairperson of the Board opened the Public Hearing by reading the text of the notice. Rev. James McElhinney appeared before the board.

Plan to put sleeping facility on second floor of building with start in July, finishing within one year to eighteen months dependent on funding (OC HHHC). The Commission recommended accepting application allowing renovation of garage to replace with a window and match remaining building façade, move entrance to side and adding an extension for elevator shaft and entryway. Paint colors should be Champaign with anodized steel bars. The public hearing was completed on April 14, 2009. There was no one present to speak for or against this application.

A motion to approve this application as amended was made by Brigidanne Flynn and seconded by Michele Basch. The motion was approved 6-0.

AR 2009-09 **31 Johnston Street**
To repair damaged front porch with pressure treated wood and install new front door.
Applicant: Zenon Medina

DISCUSSION

The Chairperson of the Board opened the Public Hearing by reading the text of the notice. Mr. Zenon Medina appeared before the board to discuss the door that the Building Inspector said needed to be replaced. Mr. Medina stated that he bought the house with the door already in place. He would also like to restore damaged parts of front porch. Per Michelle Kelson, the door that exists there now should be approved and no need to replace. The Commission recommended accepting application with Mr. Medina using decorative spindles to improve the appearance of the porch and paint Brick Red to match with the existing door to remain. The public hearing was completed on April 14, 2009. There was no one present to speak for or against this application.

A motion to approve this application as amended was made by John Ledwith and seconded by Peter King. The motion was approved 6-0.

AR 2009-10

196 Montgomery Street
To remove rear balcony enclosure and restore balcony/veranda, replace slate roof, restore exterior masonry, metal roofs, windows, shutters, trim, gutters and downspouts, remove window boxes and trellises not original to building, restore lime wash finish to masonry.
Applicant: Robert Godwin
Owner: Brandon Fradd

DISCUSSION

The Chairperson of the Board opened the Public Hearing by reading the text of the notice. Mr. Kevin Murphy appeared before the commission to discuss starting the outside renovation of the property. Interior restoration has started. The intention is to restore the house back to its original condition of 150 years ago. When asked about the original wood, which is not clapboard, Mr. Murphy said that they will take it to the Parks Department to assess the composition. The commission recommended to accept the application with details as submitted and to have applicant return with the paint colors. The public hearing was completed on April 14, 2009. There was no one present to speak for or against this application.

A motion to approve this application as amended was made by Brigidanne Flynn and seconded by Michelle Basch . The motion was approved 6-0.

AR 2009-11

181 Prospect Street
To install new Alcoa vinyl replacement windows on second floor.
Applicant: Charlie Vega

DISCUSSION

The Chairperson of the Board opened the Public Hearing by reading the text of the notice. The Applicant did not appear. The Commission voted 6-0 to table Application until the May 12, 2009 meeting.

AR 2009-12

12 Liberty Street
To replace front window with 8 zap-pack sash replacement from Gen-Weld and to paint wood component of front façade in Fairmont Green, Heritage Red, and Marblehead Gold.

Applicant: Sal's Contracting
Owner: Anne Fredman

DISCUSSION

The Chairperson of the Board opened the Public Hearing by reading the text of the notice. Mr. Salazar appeared to discuss his project. He will replace the windows as per his application and replace with same wooden sashes. A question was asked about the colors in the application. The Commission expressed concern about the brightness of the colors. The Commission recommended Benjamin Moore Historic Paint Colors: HC 123 Kennebunkport Green for the body, HC7 Gold for the brackets and HC 1309 Moroccan Red for the scallop. The public hearing was completed on April 14, 2009. There was no one present to speak for or against this application.

A motion to approve this application as amended was made by Brigidanne Flynn and seconded by John Ledwith. The motion was approved 6-0.

AR 2009-13

172 Broadway
To remove windows in first floor apartment and install new to match others, full glass replacement vinyl.
Applicant: Richard Amigo

DISCUSSION

The Chairperson of the Board opened the Public Hearing by reading the text of the notice. Windows will be replaced 1/1. The Commission noted that the building to the left was 1/1. The public hearing was completed on April 14, 2009. There was no one present to speak for or against this application.

A motion to approve this application as amended was made by Brigidanne Flynn and seconded by John Ledwith. The motion was approved 6-0.

AR 2009-14

103 Carson Avenue
To replace front porch deck, post, handrail and stairs to porch.
Applicant: Juan Rosado

DISCUSSION

The Chairperson of the Board opened the Public Hearing by reading the text of the notice. Mr. Wayne Weidenbenner, of Carpentry Solutions, appeared with a letter giving him permission to appear on behalf of Juan Rosado. He wants to repair porch with tapered round spindles and add fiberglass lattice to keep leaves out. The Commission accepted the application and to allow new white lattice under the deck with paint colors of grey for the porch with white for the rails. The

public hearing was completed on April 14, 2009. There was no one present to speak for or against this application.

A motion to approve this application as amended was made by Brigidanne Flynn and seconded by Michele Basch. The motion was approved 6-0.

AR 2009-15

20 South Miller Street
To repair and repaint wood cornice, trim and porch; install new aluminum clad wood double hung windows; repair, repaint and clean existing masonry; repair existing fixed glass transom; install new Thermatru fiberglass six panel extension, install new decorative metal gate, install new colonial style railing; replace porch flooring with new 4/5" T&G PT decking; install new wood staircase with colonial style handrail and balusters; and install 2 new aluminum clad wood windows in basement.
Applicant: Coppola Associates
Owner: Stanley Cesar

DISCUSSION

The Chairperson of the Board opened the Public Hearing by reading the text of the notice. Mr. Coppola reviewed the application. Façade would remain the same, in-kind repairs. Discussed paint colors and agreed on Terra Cotta Brick Red for door, Benjamin Moore Spanish Gold1301 for trim. Metal gate to be black and windows will be in 2/2 configuration as in building next door. The public hearing was completed on April 14, 2009. There was no one present to speak for or against this application.

A motion to approve this application as amended was made by Brigidanne Flynn and seconded by John Ledwith. The motion was approved 6-0.

AR 2009-16 17 gr

70 Dubois Street
To provide new exterior connection at floors one and two. This work will be partially hidden by new lobby vestibule work previously submitted and approved by Highland Associates.
Applicant: Clark Patterson Lee
Owner: St. Luke's Hospital

DISCUSSION

Chairperson Crabb recused herself from considering the application. Paula Stevens was appointed acting Chairperson. Ms. Stevens opened the Public Hearing by reading the text of the notice. Mr. Timothy Coughlin discussed plans. The public hearing was completed on April 14, 2009. There was no one present to speak for or against this application.

A motion to approve this application was made by Brigidanne Flynn and seconded by Michele Basch. The motion was approved 5-0.

The meeting was adjourned at 8:40 p.m.

Respectfully yours,

Joan Mason

Joan Mason
Secretary
Architectural Review Commission