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
May 12, 2009.

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, May 12, 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
John Ledwith IV
Michele Basch

Members Absent: **Paula Stevens**

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 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.

Mr. Charlie Vega appeared before the commission. He bought this property two years ago as a foreclosure. He replaced the damaged second floor windows at that time with Alcoa Vinyl because birds could enter the house. The original windows were wood. The Commission noted that the property is included in the Colonial Terrace Design District.

Mr. Brian Flannery of the Colonial Terrace Association spoke during the

Public Hearing. He presented a photograph of the historic character of the area and the design that should be maintained in the District's housing. He stated homeowners are usually given a packet when they purchase a home explaining this. Mr. Vega insisted he never received this packet.

A motion to approve the application was made by Peter King and seconded by John Ledwith. The motion failed 0-5.

A post-motion discussion regarding the window grill configuration revealed that the Applicant replaced only the second floor windows and not the first floor windows at the time of his purchase.

A motion to reconsider the Commission's previous motion was made by Mary Crabb and seconded by Michele Basch. The motion carried 5-0.

A motion to approve the replacement windows on the second floor only consisting of 4 visible windows and 1 small bathroom window was made by Peter King and seconded by Michele Basch. The motion carried 5-0. The Commission reminded the Applicant to obtain another packet from the Colonial Terrace Association and bring any other projects to the Commission before they are started.

PUBLIC HEARINGS

AR 2009-18 **105 Washington Street**
To install a six feet high fence around length of backyard area, painted grey to match house
Appicant: Delores Menjia

DISCUSSION

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

The Applicant appeared before Commission with her daughter. The Applicant stated that a six feet high fence around the back yard would prevent people from crossing through the yard. Brigidanne Flynn pointed out that the plans appeared to be old. Ms. Menjia clarified the plans. The fence would be installed from the corners of the house to the back of the yard in a "U" shape with no gate. The gate would be painted grey to match the house.
A motion to approve this application was made by Bridiganne Flynn and seconded by John Ledwith. The motion was approved 5-0.

AR 2009-21

99-101 Dubois Street
To add wrought iron window boxes below the 4 front windows of Dubois Street side façade, replace existing 12 feet x 95 feet sidewalk on third street side with a poured concrete sidewalk that is 8 feet wide with a 4 feet grass and planting strip near curb. Proposed plantings include 2 flowering pear trees and a 15 feet area of boxwood shrubs and perennial flowers.
Applicant: Stephen Luck

DISCUSSION

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

Mr. Stephen Luck appeared before the board. The sidewalk is in very bad shape. He proposed replacing bluestone with poured concrete, 95 feet by 12 feet. Bluestone is cracked and broken and does not appear to be salvageable. Mr. Luck intends to pour concrete from the building to curb, with an addition of soil, grass and trees to beautify the area. Mr. Luck was asked if there would be any drainage issues. He said it would be on a pitch and this would prevent any problems. He was also asked if he was replacing the curb. He would like to, but as it is also bluestone and cracked, he will have to lift it and perhaps turn it on its side to salvage. He said he would see what he can do to keep the bluestone in the curb in tact when he starts the project. His concern was that bluestone is very slippery when wet, more so than concrete. He would use the bluestone elsewhere if he has to, but would rather not use it on sidewalk.
Peter King was concerned that property values would erode through improper restoration. John Ledwith said the bluestone would keep the historic nature in place. Michele Basch was concerned that the concrete will deteriorate faster than keeping the bluestone in place. It was pointed out that St. Luke's Hospital, across the street, has replaced its sidewalks with all concrete. Mr. Luck also wants to install four planters in front bottom windows. He assured the Commission that they would be secured into the building and also he will relocate his garbage cans to the back of the building. The Chairperson asked the Commission to make a decision on the sidewalk.
There were no comments from the public in connection with this application.
A motion to approve the application was made by Peter King and seconded by John Ledwith. The application was denied 3-2.

A discussion after the vote concerned preserving the bluestone as part of the restoration. Mr. Luck said he would do what was necessary and

suggested putting a 3 foot area of bluestone into the concrete sidewalk.

A motion to reconsider the Commission's previous motion was made by Michele Basch and seconded by John Ledwith seconded. The motion carried 5-0.
A motion to approve the application as amended to install an 8 foot wide sidewalk of poured concrete with a bluestone strip insert was made by John Ledwith and seconded by Michele Basch. The motion was approved 5-0

Other Business

A motion to approve the minutes of the April 14, 2009 meeting was made by Mary Crabb and seconded by Brigidanne Flynn. The motion carried 5-0.

The meeting was adjourned at 8:15 p.m.

Respectfully yours,

Joan Mason

Joan Mason
Secretary
Architectural Review Commission