

**CITY OF NEWBURGH  
ARCHITECTURAL REVIEW COMMISSION**

**Mary Crabb, Chairperson**  
123 Grand Street, Newburgh, NY 12550

**Joan Mason, Secretary**  
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**ARCHITECTURAL REVIEW COMMISSION meeting of  
August 11, 2009**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, August 11, 2009** at 7:30 pm in the Activity Center at 401 Washington Street, Newburgh, New York.

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

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

The meeting was called to order at 7:30 pm, after a quorum was confirmed.

**OLD BUSINESS**

**2009-19**                    **32 Monument Street**  
To repair exterior cornice of building  
**Applicant: Jose Diaz**

**DISCUSSION**

Applicant wants to repair the cornice of his house in-kind with pine and paint it brown or green. The siding on the house near the cornice will not be touched.

A motion to accept the application to repair the existing cornice, in-kind, painted brown, was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion passed 7-0.

**2009-20**

**30 Monument Street**

To repair exterior cornice of building

**Applicant: Jose Diaz**

**DISCUSSION**

Applicant wants to repair the cornice of his house in-kind with pine and paint it brown or green. The siding on the house near the cornice will not be touched.

A motion to accept the application to repair the existing cornice, in-kind, painted brown, was made by John Ledwith and seconded by Joseph Minuta.

The motion passed 7-0.

**2009-30**

**271 Broadway**

To remove existing cedar siding and replace with synthetic cedar siding.

**Applicant: Arthur Vincent & Sons**

**Owner: Church of the Good Shepherd**

**DISCUSSION**

Andrew Vincent appeared before the Commission with samples of the synthetic siding the church would like to use to replace the shake siding that is original to the building. The choice of vinyl is due to cost and maintenance. Michele Basch brought up the point that new vinyl is easy and maintenance free, but the cedar shake that is there now lasted about a hundred years, so in the long run, replacing the siding in-kind would be the better choice. John Ledwith agreed that the replacing the original cedar siding would be the better choice, and he would not agree to synthetic. Mr. Vincent stated he had not looked underneath the siding to see what is there because the building is historic. Mr. Vincent asked to amend the application to repair the siding in-kind with cedar shake siding.

A motion to accept the amended application to replace the siding in-kind with cedar shake siding, and painted a peach color to match the color that is there now, was made by Brigidanne Flynn and seconded by Joseph Minuta.

The motion passed 7-0.

**NEW BUSINESS**

**AR 2009-38**

**150 BROADWAY**

To receive a variance recommendation regarding a

proposed paved parking lot, 5 feet 0 inches from sidewalk, 10 feet, 0 inches from property, 20 feet 0 inches from residential dwelling and 50 feet 0 inches from residential district.

**Applicant: Polonia Ventures, LLC**

### **DISCUSSION**

Mr. Anthony Coppola appeared for Mr. Jerry Sanchez of Polonia Ventures, LLC, to request a variance for a parking lot. The lot would have nineteen angled spaces, with a one way, loop system access from Johnston Street. The request comes due to the lack of parking for several businesses in that area of Broadway. As businesses continue to grow and become successful, there is a need for parking and also a needed enticement for prospective tenants to rent the stores.

A motion was made by Brigidanne Flynn to recommend that the application proceed to the Zoning Board of Appeals for use and area variances and was seconded by John Ledwith.

The motion passed 7-0.

Mr. Coppola was reminded that Polonia Ventures must come back to the Commission if any substantive architectural features such as landscaping , drainage, etc., is to be added to the parking area.

### **PUBLIC HEARINGS**

**AR 2009-36**

**281 Third Street**

To replace 25 feet of severely deteriorated stone curbing with concrete curbing, replace 25 feet of severely cracked and deteriorated stone sidewalk with concrete sidewalk, remove 3 feet wide concrete slab adjacent to curb and replace with grass strip and plant new tree.

**Applicant: Renno Budziak**

### **DISCUSSION**

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

Mr. Budziak appeared with a plan to replace the outside sidewalk and curb for safety reasons. The bluestone is badly deteriorated, with curbing missing.

Applicant wants to replace with concrete and salvage as much bluestone as possible, although, that may be a minimal amount. The bluestone is hard to layer evenly, but he will use whatever is salvageable. It is a liability issue and a water flow problem causes the sidewalk to crack even more. If he could acquire bluestone from the city, he would add it to his project. Lynn Eberle, City Historian, stated that the city has no bluestone in storage. He pointed that a lot of the properties around his have poured concrete in place of the bluestone and the City of Newburgh also replaced the sidewalks of Downing Park with concrete. Joseph Minuta agreed that if the others have concrete, it would be hard to have the applicant replace his in-kind. Peter King asked how many panels of the bluestone would be totally replaced by the concrete. The reply was eight. To preserve the integrity of the property, applicant will plant a couple of trees and grass curbside and will place any salvageable bluestone on the opposite side. He also asked if he could add a fence to the application. His property drops off and for safety, he would like to put a faux, cast iron, black fence near the basement to protect anyone from falling. Michele Basch asked applicant to consider matching all fences. Applicant stated that it was not very feasible at this time. It was also brought up that cleaning the railings might help to match the fences.

There were no comments from the public concerning this application.

A motion was made by Bridgidanne Flynn to approve this application to replace 25 feet of the bluestone sidewalk and curbing with concrete, grass strip on one side with trees and bluestone intermingled with concrete on the other side. Also, to put a 3 feet high plain cast iron metal or similar on side near basement entrance. It was seconded by Michele Basch.

The motion passed 6-1, with Peter King voting against.

Applicant asked why Mr. King voted no and his response was that he did not like to see the bluestone replaced.

**AR 2009-37**

**8 Henry Avenue**

To remove approximately 53 feet of chain link fence and gate along east side of property in back yard. Replace with shorter wrought iron looking fence. Will require removal of existing flowerbed.

**Applicant: Thomas Friedrich**

#### **DISCUSSION**

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

Mr. Thomas Friedrich appeared before the Commission with a request to replace a chain link fence and gate with a fence similar to the neighbor's fence, 40

inches high, wrought iron looking.

There were no comments from the public concerning this application.

A motion was made by Peter King to approve this application to replace 53 feet of chain link fence with a shorter, 4 feet, wrought iron like fence to match his neighbor's. It was seconded by Joseph Minuta.

The motion passed 7-0.

**AR 2009-39**

**253 Third Street**

To remove, replace and repair soffitt and balcony as wood is rotted and/or missing in some locations. All work is to be replicated as best as can with all material currently available. Paint all white to match existing color.

**Applicant: Marta Herrera**

#### **DISCUSSION**

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

Jose and Marta Herrera appeared before the Commission. They would like to replace and repair rotted areas of soffit and balcony in-kind with pressure treated wood, painted white.

There were no comments from the public concerning this application.

A motion was made by John Led with, IV to approve repair of the soffit and balcony and to re-mortar the brick around the area, matching paint in-kind. It was seconded by Brigidanne Flynn.

The motion passed 7-0.

**AR 2009-40**

**112 Liberty**

To place a tempered hard board sign, 9 ½ inches by 6 feet, background painted white, with blue and black lettering, applied to already existing sign board on building.

**Applicant: Joyce Hill**

#### **DISCUSSION**

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

Joyce Hill appeared before the Commission with an application to fill in the existing sign over the door. A question was asked if there were any lights on the sign involved in the project. The applicant stated that there were none.

There were no comments from the public concerning this application.

A motion was made by John Ledwith, IV to approve the application as submitted. It was seconded by Joseph Minuta.

The motion passed 7-0.

**AR 2009-41**

**180 Liberty Street**

To paint front façade of building BM Winthrop Peach, HC-55, paint trim BM Sherwood Green HC-118, paint door entryway, BM Georgian Brick HC-50 and install concrete stairway with iron or equivalent railing.

**Applicant: Glendon Fraser**

#### **DISCUSSION**

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

Mr. Anthony Coppola along with Mr. Glendon Fraser appeared before the Commission. The building needs paint on the fascia and front of the brick. They will be using the same colors as are there now. They will also remove and replace the staircase with concrete stairs and a wrought iron, ½ by ½ inches, baluster. Michele Basch noted that the building to the left has a brick staircase, and incorporating brick to this building would have it match.

There were no comments from the public concerning this application.

A motion was made by John Ledwith, IV to approve the application as submitted with the possibility of a brick face option on the stairs to match the building next to it. It was seconded by Paula Stevens.

The motion passed 7-0.

**AR 2009-42**

**16 Henry Avenue**

To repaint original iron work black, replace shingles with hard shingles, install bead board porch ceiling, stain Cabot Mahogany, stain stairs and porch floor Cabot Mahogany, replace existing downspouts, replace existing storm windows and paint to match trim, clean and repaint brick, repair Bluestone sills, repair damaged cornice with in kind material, repair porch stair treads with in kind material, paint all wood components Benjamin Moore Black Beauty 2128-10 and Benjamin Moore Kendall Charcoal, HC 166.

**Applicant: Evan Stark**

### DISCUSSION

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

Applicant, Evan Stark, would like to repair porch, cornice, shingles and iron work all in-kind. The only change to the front will be the color. Broken stair treads will be repaired and painted, wrought iron was sent to be sand blasted and painted black, and galvanized round downspout will be painted in-kind. Michele Basch asked if the storm windows are triple aluminum, they are and will be replaced in-kind.

There were no comments from the public concerning this application.

A motion was made by Brigidanne Flynn to approve the application as submitted. It was seconded by Peter King.

The motion passed 7-0.

**AR 2009-43**

**168 Broadway**

To install a wood stockade fence behind property. Fence to be 6 feet high and finished with a natural cedar tone wood sealer, keep existing gate and realign.

**Applicant: Jim Mazzella**

**Owner: Robert Carchiella**

### DISCUSSION

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

Mr. Jim Mazella appeared before the Commission to seek approval of a six feet high stockade fence on the South Miller Street side. He has a problem with some people in the area and graffiti and would like the fence for safety, security and aesthetics. The wood fence would be a wood sealed, cedar toned, reddish brownish tint. He would like to plant some ornamental grass about 2 ½ inches ~~fl.~~ high and 2 ½ inches wide near the fence. He was told that they make special paint to prevent the graffiti from sticking to the fence and was advised where to go concerning that specific type of paint.

There were no comments from the public concerning this application.

A motion was made by Brigidanne Flynn to approve the application as submitted. It was seconded by Peter King.

The motion passed 7-0.

AR 2009-44

191 Liberty Street

To replace a deteriorating staircase and landing to the front entrance. To paint ground level exterior wood features using existing color scheme. Paint columns on northwest side white with BM New London Burgundy, HC-61 Accents.

**Applicant: Susan Davidson**

#### DISCUSSION

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

Susan Davidson appeared before the Commission to replace the front entryway of her home. She needs to repair the wood, and since the each step is quite high, she would like to add a step either at the bottom or the top landing. Michele Kelson said a survey must be done to see if her property line is at the sidewalk, because if it isn't, the extra step would not be feasible. It was decided to add the step to the top landing, thus ensuring to retain the flow of the original railing, paint the treads brown, and vertical risers, slate grey, white or the color of the façade. The application was amended to replace the rear side fence with wrought iron to match the existing fence in front. Brigidanne Flynn noticed an uncovered electrical or cable box underneath the fire escape. Applicant will replace the cover.

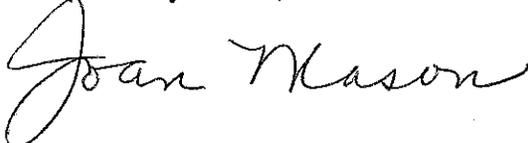
There were no comments from the public concerning this application.

A motion was made by Brigidanne Flynn to approve the application as submitted with the addition of a wrought iron fence near the rear side to match the existing front fence. It was seconded by Joseph Minuta.

The motion passed 7-0

The meeting was adjourned at 8:55 pm.

Respectfully Yours,



Joan Mason  
Secretary  
Architectural Review Commission