

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

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

Joan Mason, Secretary
(845) 569-7400 FAX 569-0096

ARCHITECTURAL REVIEW COMMISSION meeting of
October 13, 2009

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, October 13, 2009** at 7:30 pm in the Council Chambers, City Hall, 3d Floor, 83 Broadway, Newburgh, NY.

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

AR 2009-45 **103 Overlook Place**
To replace windows with Andersen Silver Line SIL-N-002,
Series 1200, dual glazed, white vinyl, double hung windows.
Applicant: Igor Dementev

DISCUSSION

Applicant appeared before the Commission in September and the application was tabled until the applicant could speak to the City Historian, to find out what type of windows are authentic to the area. He presented no new plan. Mr. Dementov maintained that under the guidelines for Historic District he did not have to replace with wood. Michelle Kelson read the guidelines and noted that a

page was missing, and from reading the previous page, it indicated that the recommendation of wood was on the missing page. Michele Basch stated that per state mandate, the 1/1 is appropriate, but the material is not.

A motion to approve the application was made by Paula Stevens and seconded by Peter King.

The motion failed 0-7.

AR 2009-47

100 Grand Street

To build a handicapped ramp combined with a regular entry to the building. Construction to be wooden with the main carrying beams the original full dimensional 2 x 6 Douglas Fir. The decking for the walkway will be 5/4 Douglas Fir tongue and groove. The post will be 4 x 4 cedar and the spindles will be 2 x 2 cedar. The railing will be 5 x 4 x 6 cedar. The landing will be attached with tapcon screws and stained with BM HC-50, Georgian Brick.

Applicant: Rev. Ronald Truncali

Owner: Hudson Valley Christian Church

DISCUSSION

Reverend Truncali appeared before the Commission with Mr. Doug Hovey. This application was tabled at the September 10th meeting. Reverend Truncali still wants to put the handicapped ramp in the front of the building. He felt that placing the ramp on the side of the building would be impractical. He also feels it is an embarrassment for a church to ask parishioners to go into the back. Mr. Hovey stated they looked at all possibilities, and a side ramp would be a safety factor. Security, weather, and the long length of the ramp would hinder the parishioners from entering safely. Joseph Minuta asked about making the rest of the building federally compliant. The front entrance does not meet requirements. The Commission asked Reverend Truncali to bring in an artist's rendition of the building with the ramp in front, along with the color schemes for their review.

A motion to table the application until an artist's rendition of the building with the ramp in front was made by Michele Basch and seconded by Brigidanne Flynn.

The motion was approved 7-0.

PUBLIC HEARINGS

AR 2008*71

6 Carson Avenue

To convert a one family home into two units, install new windows, restore historical details.

Applicant: Lida Geh

DISCUSSION

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

Joseph Holdrin appeared before the Commission. He was there to receive a recommendation to the Zoning Board and change the south, rear windows, door and add a canopy. He presented a project sheet with the changes, and was asked what exactly he was proposing, but was it unclear as to what he was specifically doing. Bridgidanne Flynn said there appeared to be substantial changes to the front. His application from last year was tabled. He also is working on 4 Carson Avenue. It was explained by Michelle Kelson that any work on 4 Carson needs a separate application.

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

He will submit a new application with all specifics that are needed for the Commission. It was suggested he appear before the Zoning Board first before any more schematics were made.

A recommendation to forward the project to the Zoning Board was made by John Ledwith and seconded by Paula Stevens.

The recommendation passed 7-0.

AR 2009-49

21 Bush Avenue

To replace 13 windows with the 2000 Series vinyl, add 4 sets of black shutters to front of home, repair damaged front steps with slate.

Applicant: Lauren Accomando

DISCUSSION

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

Ms. Accomando appeared to replace the windows in the front of the home with vinyl clad wood and vinyl in the back. The Commission preferred vinyl or aluminum clad wood on all the windows. Cost was a concern, but Paula Stevens suggested they be replaced in stages, one or two sides at a time and to look into any tax credits.

Mr. Brian Flannery was present to speak concerning this application. He said the configuration of the first floor windows is 6/9 and there may be a tax credit on the windows.

A motion to approve the application to replace 13 windows with vinyl or aluminum wood clad, add black shutters and repair front steps with slate was made by Bridgidanne Flynn and seconded by Paula Stevens.

The motion passed 7-0.

AR 2009-50

202 South Street

To install a six by eight French Gothic fence panel, pressure treated, in backyard.

Applicant: Octavio Corrales

DISCUSSION

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

Applicant would be installing a 6 by 8 feet panel on two sides of his property and was asked what color he was staining it. He will stain it to match the existing color of the balusters and rail.

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

A motion was made by Paula Stevens to accept the application as presented, with a 6 by 8 French Gothic fence panel on two sides of property, staining to match balusters and rail and seconded by Joseph Minuta.

The motion passed 7-0.

AR 2009-51

10 Bayview Terrace

To demolish existing garage due to risk of falling, create a cast stone paved terrace with a cedar trellis, complete the existing picket fence with a cement board product.

Applicant: Isaac Diggs

DISCUSSION

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

Applicant Issac Diggs appeared along with James Hartford from River

Architecture. He wants to demolish garage and replace with a parking area. This is to be done before winter. In the spring, he expects to create a paved terrace with a cedar trellis and some plants. Bridgidanne Flynn noted that the garage might be on the National Registry due to it being a Matrix building. Demolition by neglect will remove it off the registry. SHPO needs to be notified. There was no one present to speak for or against this application.

A motion to approve the application as written was made by Joseph Minuta and seconded by Michele Basch.

The motion was approved 7-0.

AR 2009-52

38 Lutheran Street

To change the green color of the gutter ceiling to a light brown to match the color of the porch.

Applicant: Hai Huaj Lu

Applicant was accompanied by his daughter. They want to paint the cornice of the house all one color, a light brown (sample of color presented), instead of the blue that is now there. Joseph Minuta and Paula Stevens gave the applicant an idea of painting an accent color, such as white. The applicant agreed to paint the light brown as a primary color and white as an accent color.

A motion to accept the application with the primary color of the cornice, light brown, and accent done in white was made by Joseph Minuta and seconded by Paula Stevens.

The motion was approved 7-0.

AR 2009-53

234 Broadway

To install an aluminum encased, 42 inches by 96 inches, red and white sign that reads "Abogados de Heridas Personales" along with the telephone number 1-866-LEY-AMPM.

Applicant: Finkelstein & Partners

Owner: Kapman Realty, LLC

DISCUSSION

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

Joe Ronas from Finkelstein & Partners and Walter Mandell, principal of the company that owns the building appeared before the Commission. Brigidanne

Flynn stated that the guidelines say the sign must be made of natural materials. Mr. Rohans said he would change it to pressed wood casing. Joseph Minuta asked about the sign Mr. Mandell has for his business in the same building which is an awning sign. Joseph Minuta would like to see signs true to the architecture.

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

A motion to accept the application for a pressed wood encased 42 inches by 96 inches, red and white sign that reads "Abogados de Heridas Personales" along with the telephone number 1-866-LEY-AMPM was made by Bridgidanne Flynn and seconded by Peter King.

The motion was approved 5-1, with 1 abstention.

AR 2009-54

29 Courtney Avenue

To remove existing roof shingles and replace with new sheathing and Slateline English Grey Slate shingles, scrape, and remove paint on existing siding and repair and paint entire exterior, with Benjamin Moore latex exterior paint, with body color, Herbal Escape, trim, Buckingham Gardens, accent and door, Purple Haze.

Applicant: Tricia Lewis

DISCUSSION

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

Tricia Lewis wants to replace the existing shingles with a style that does not match what is there now, but wants to keep the copper gutters. Joseph Minuta asked why not keep the shingles that are there now. Applicant could not find the same shingle. Joseph Minuta said it needs to be a diamond shape pattern as is there now. Ms. Lewis said she would try to find shingles to match.

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

A motion to accept the application as written, with the exception that the applicant will try to match the pattern of the existing roof shingles, was made by Paula Stevens and seconded by Michele Basch.

The motion was approved 7-0.

AR 2009-55

152 Dubois Street

To replace roof with a Timerline Natural Shadow/Weathered

Wood.

Applicant: Rafiq Majeed

DISCUSSION

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

Mr. Majeed appeared before the Commission noting that the back part of the roof was already done. He was advised he needs to come before the Commission for any work that he intends to do.

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

A motion to accept the application as written, was made by Michelle Basch and seconded by Paula Stevens.

The motion was approved 7-0.

AR 2009-57

177 Montgomery Street

To remove existing clay tile roofing and replace with laminated fiberglass shingles, rebuild main boiler flue chimney, remove north side fireplace chimney, install new seamless guttering and leader piping.

Applicant: Ray Fritzsche

Owner: Mark Reifenberg

Mark Reifenberg and Ray Fritzsche appeared before the Commission. They want to change the existing roofing, dismantle the chimney to below the roof, due to the structural instability of the chimney. They want to remove the clay tile roofing and not replace with the same due to cost. John Ledwith asked if they did an estimate of repair of the existing roof. Mr. Fritzsche said it would be an unwise choice as the long term maintenance would be costly. Peter King said the house is historically unique because of the roof and suggested looking into tax credits to offset cost of replacing in-kind. The applicant was given several New York State Historic Preservation websites to check into.

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

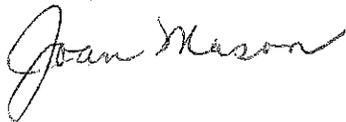
A motion to approve in-kind repair until the applicant has time to research alternate materials or options was made by Joseph Minuta and seconded by Peter King. Joseph Minuta, John Ledwith and Michele Basch will conduct a field review of the material chosen. The chimney will be repaired in kind as per code.

The motion was approved 7-0

A motion to pass the September 2009 Architectural Review Commission Minutes was made by Bridgidanne Flynn, seconded by Peter King and approved 7-0.

The meeting was adjourned at 9:50 pm.

Respectfully Yours,

A handwritten signature in cursive script that reads "Joan Mason".

Joan Mason
Secretary
Architectural Review Commission