

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Mary Crabb, Chairperson **Joan Mason,**
Secretary **123 Grand Street, Newburgh,**
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**ARCHITECTURAL REVIEW COMMISSION meeting of
June 8, 2010.**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, June 8, 2010**, at 7:30 p.m. in the Activity Center at 401 Washington Street, Newburgh, New York.

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

Members Absent: **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.

OLD BUSINESS

AR 2009-46 **91 Courtney Avenue**
To replace existing siding.
Applicant: Yoisy Sanjuan

DISCUSSION

Wilfredo Gonzalez appeared with Ms. Sanjuan. Mr. Gonzalez asked about the HardyBoard that was suggested to Ms. Sanjuan. The Commission explained the product, the cost comparison to vinyl and how it will maintain the historical character of the area. Mr. Gonzalez said Ms. Sanjuan agreed to change to the HardyBoard in a light tan or sandy color and the windows will remain white to match existing.

A motion to amend the application to replace the siding with HardyBoard in a tan or light beige color, with the exterior trim, soffit and gable to match in kind, was made by Bridgidanne Flynn and seconded by John Ledwith.

The motion was approved 6-0.

AR 2009-48

37 Chamber Street

To replace wood fence that is in disrepair with a metal grey, chain link fence, 6 feet high and 47 feet long; define sidewalk around the fenced area, with the use of landscaping.

Applicant: April Burke

Owner: Holy Deliverance Apostolic Church

DISCUSSION

Ms. Burke appeared before the Commission with pictures of vinyl ivy to install along the fence. The Commission preferred a natural material and suggested that ivy, climbing rose, or any vine that will grow naturally.

A motion to amend the application to replace the wood with a chain link fence, 6 feet by 47 feet, with a landscaping vine in front, was made by Bridgidanne Flynn and seconded by Michele Basch.

The motion was approved 6-0.

AR 2010-19

24 Gidney Avenue

To install fiber cement siding and trim; GAF Timberline grey fiberglass shingle roof; Pella Proline casement aluminum Enduraclad 2 over 2 sashes with grey frame windows; Thermatru exterior door, stained with HC-149 Buxton Blue; and paint with Benjamin Moore HC-159 Phillipsburg Blue and HC-169 Coventry Gray.

Applicant: Michael Palmucci

DISCUSSION

A. J. Coppola appeared for the applicant. He is trying to get the alterations as close to the original as possible, maintain the flat roof, detailed cornice and brackets as per the original photo. He discussed windows, roof, and door installations and colors. The windows will be limited on length, top and bottom will be smaller. Joseph Minuta suggested the windows length remain original to the house. The rough window openings will stay and filled with appropriate glass size.

A motion to approve the application with the front façade to remain as close as possible to the photograph of the original home, was made by Joseph Minuta

and seconded by Bridgidanne Flynn.
The motion was approved 6-0.

NEW BUSINESS

AR 2010-17

240 Broadway

To repaint building using Valspar #5003-9C Lyndhurst Celestial Blue; window trim to be painted white; upper trim to be painted using Valspar #4008-7C Autumn Sky.

Applicant: Michael O'Brien

DISCUSSION

Mr. O'Brien appeared and presented the colors he selected.

A motion to accept the application as written was made by Bridgidanne Flynn and seconded by John Ledwith.

The motion was approved 6-0.

AR 2010-28

1 Grand Street

To paint existing color of white; repair 3 brackets on front soffit.

Applicant: Sal's Contracting

Owner: Francine DeWeever

DISCUSSION

Sal Salazar appeared and explained he will paint the building with the existing color. He will leave the brick alone and paint the fascia board in kind.

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

The motion was approved 6-0.

PUBLIC HEARINGS

AR 2010-23

44 Farrington Street

To replace existing front stairs and landing.

Applicant: Muhammad Chowdhury

DISCUSSION

A.J. Coppola appeared to discuss replacing the porch. The new porch will have 8 risers from the sidewalk, handrails, 2 posts, balusters and new stairs.

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

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

The motion was approved 6-0.

AR 2010-24

406 Grand Street

To install new Hardy Plank Lap siding and trim; install new Pella Proline Endura Clad hung windows; paint porch columns, railing and flooring; clean and repair existing masonry; install new GAF Timberline shingles; paint existing door and side lite entry; install new aluminum gutters and leaders; remove existing chain link fence; repair or replace existing sidewalk.

Applicant: Muhammad Majeed

DISCUSSION

A.J. Coppola appeared before the Commission. This house is to be converted to a two family; the first and second floors as one apartment and the third floor as a second apartment. A referral to the Zoning Board is required because the house is located in the R1 zone. The aluminum siding will be replaced with HardyPlank Lap siding and trim. The porch and its detail will be repaired in kind. Porch columns, railing and flooring will be painted and the existing masonry will be cleaned and repaired. A new fiberglass roof will be installed. A stair tower in the rear will be the least obtrusive space. There was concern about the transition from the top of the roof to the wall. Pella Proline Endura Clad hung windows will be installed. The door and sidelite entry will be repaired and painted and new aluminum gutters and leaders will be installed. The existing chain link fence will be removed and the sidewalk will be repaired in kind.

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

A motion to accept the application with the addition of the rear roof mansard at the top of the stair is to meet the fascia and the sloped skirt area is to be flushed using a HardyPlank was made by Joseph Minuta and seconded by John Ledwith.

The motion was approved 6-0.

A motion to refer the application to the Zoning Board of Appeals for a use variance if required was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was approved 6-0.

AR 2010-25

60 Johnston Street

To repair existing masonry, wood corning and trim; install new aluminum roof; paint using Benjamin Moore Historic Paint.

Applicant: Juan Merino

DISCUSSION

Juan Merino explained his house is a 2 family, visible from 3 sides. He wants to install an aluminum roof and repair and repaint masonry, cornice, soffit, fascia and trim in Benjamin Moore Historic Colors. He discussed the windows in the kitchen and wanted to lift them up to above the countertops and replace with Pela Proline double hung.

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

A motion to accept the application and plans as written was made by John Ledwith and seconded by Paula Stevens.

The motion was approved 6-0.

AR 2010-26

97-103 Grand Street

To replace slate on south, north and east front dormers using premium designer lifetime shingles that look like slate; paint trim and window trim to match existing using Benjamin Moore Putnam Ivory, HC-39 on the face and Hodley Red, HC-65 on the edge/door; replace existing windows and replace sash with Windsor Win-Pac to match existing sizes.

Applicant: Keith and Lorraine Libolt

Owner: 97-103 Grand Street, LLC

DISCUSSION

Lorraine Libolt appeared to discuss the application. She wants to replace slate shingles with an artificial slate-like shingle. Joseph Minuta suggested replacing the slate as this is a very important aspect of this neighborhood. Ms. Libolt said it was the cost. There is a leak on one side. Bridgidanne Flynn suggested finding the leak and replacing that one spot with slate. The other sides could be done with slate at a later date. Ms. Libolt agreed to using slate as the replacement. The existing windows are 4/4 and Ms. Libolt would like to replace the bottom window with 2/2 as they are too heavy to open. Joseph Minuta said that the heavy windows are a maintenance issue. The counterbalances need to be changed. He suggested she keep what she has, maintain the counterbalances and repair or replace any rotten areas.

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

A motion to approve the application to repair slate roof on dormers of the south, north and east sides in kind, and make repairs to existing roof on as needed; to paint trim and window trim to match existing using Benjamin Moore Putnam Ivory, HC-39 on the face and Hodley Red, HC-65 on the edge/door; and to repair existing windows and replace window sashes in kind, if necessary, was made by John Ledwith and seconded by Joseph Minuta.

The motion was approved 6-0.

AR 2010-27

11 Bush Avenue

To replace roof with a quality slate looking asphalt shingle; repair gutters and aluminum wrap with same material.

Applicant: Brian Fernandez

DISCUSSION

Brian Fernandez appears and discussed his application. He wants to replace the roof with Slateline, Mariner's Blue, 3 tab shingles and repair the gutters in kind.

Mr. Brian Flannery was present to speak for the application. He likes the slate looking shingles in the grey color.

A motion to accept the application as written was made by John Ledwith and seconded by Joseph Minuta.

The motion was approved 6-0.

FIELD REVIEW

SENIOR REHABILITATION PROGRAM

After a discussion of the properties, the Commission voted 6-0 to approve the scope of work under the HUD/Senior Rehabilitation Program, Newburgh, NY for 392 Liberty Street and 3 Bennett Street.

LEAD SAFE ORANGE

After a discussion of the properties, the Commission voted 6-0 to approve the scope of work under the HUD/Lead Safe Orange Program, Newburgh, NY for 133 William Street.

Minutes of May Meeting

Chairperson, Mary Crabb brought up, for motion, the approval of the May 11, 2010 minutes. Joseph Minuta made a motion to approve the minutes as written. Paula Stevens seconded.

The meeting was adjourned at 9:15 p.m.

Respectfully yours,

Joan Mason
Secretary
Architectural Review Commission