

**CITY OF NEWBURGH  
ARCHITECTURAL REVIEW COMMISSION**

**Mary Crabb, Chairperson**

**123 Grand Street, Newburgh, N.Y. 12550**

**Joan Mason, Secretary**

**(845) 569-7400 Fax 569-0096**

**ARCHITECTURAL REVIEW COMMISSION meeting of  
July 13, 2010.**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, July 13, 2010**, at 7:30 p.m. in the Activity Center at 401 Washington Street, Newburgh, New York.

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

**Members Absent:** Mary Crabb

**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 2008-106**

**6 Federal Street**

To install a concrete curb and sidewalk in harmony with the East Parmenter Street subdivision next to property.

**Applicant: Habitat for Humanity**

**DISCUSSION**

Lisa Biggin appeared. She wants to install a concrete sidewalk and curb. John Ledwith asked whether bluestone will be incorporated in the project and Joseph Minuta asked whether there is bluestone in the surrounding area. Ms. Biggin said no to both. Ms. Biggin agreed to leave a planting area for trees.

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

The motion was approved 6-0.

**AR 2010-10**      **417 Liberty Street**  
To install a fence and landscape lot.  
**Applicant: Coppola Associates**  
**Owner: Mount Saint Mary College**

#### **DISCUSSION**

A. J. Coppola appeared with Thomas Dubetsky. The demolition of the building was approved in May and presents a landscaping plan. After removal of building, area will be landscaped with ornamental plants and a 4 foot high aluminum fence will help prevent debris from collecting on the property. Bridgidanne Flynn pointed out that the fence is not on the sidewalk line, but near the back of the building. Mr. Dubetsky wants to put a green area in front and would like it to appear park like. Joseph Minuta said that the plans do not show enough greenery and the plans need to be revised.

A motion to table the application until revisions to the landscaping plan to incorporate the installation of a fence along the previously existing building wall with green space in front of the fence is presented was made by Bridgidanne Flynn and seconded by Joseph Minuta.

The motion was approved 6-0.

**AR 2010-21**      **8 East Parmenter Street**  
To change previous approval of a 10 x12 feet Heartland Storage Experts traditional barn at rear of yard with 64 inch double doors, 7 feet tall sidewalls, painted red, to a larger size.  
**Applicant: LaLillian West**

#### **DISCUSSION**

LaLillian West requested to increase the size of her barn to 10 x 16 feet.

A motion to approve the request to change the size of the previously approved barn from 10 x 12 feet to 10 x 16 feet, same color, was made by John Ledwith and seconded by Paula Stevens.

The motion was approved 6-0.

## **NEW BUSINESS**

**AR 2006-18**

**317 Grand Street**

To paint house using Benjamin Moore colors, SH-300 Opulent, VM-164, Opera, WF-720, Silver Leaf, and 2147-40, Dill Pickle.

**Applicant: Irene Scott-Bethea**

### **DISCUSSION**

Ms. Bethea requested a site visit to the property to approve the colors. The application was submitted in 2006. Joseph Minuta suggested that she take photos that show what colors will be placed where and bring them to the next meeting.

A motion to table the application until photos are presented showing where each color will be placed on the house was made by Joseph Minuta and seconded by Paula Stevens.

The motion was approved 6-0.

## **PUBLIC HEARINGS**

**AR 2010-22**

**111 Broadway**

To remove old sidewalk and curb and replace with new concrete.

**Applicant: Ramona Monteverde**

**Owner: Safe Harbors of the Hudson**

### **DISCUSSION**

Ramona Monteverde explained that the concrete sidewalk on the back side of the building on Ann Street has deteriorated and she would like to replace with concrete. Paula Stevens asked if there will be a planting strip along the curb. Ms. Monteverde said the strip would look out of place and the maintenance would be too much. She agreed to a square box to plant a tree.

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

A motion to approve the application to remove the sidewalk and curb and replace with concrete, with the provision of a square shade tree pit to conform to code, was made by Joseph Minuta and seconded by Paula Stevens.

The motion was approved 6-0.

**AR 2010-29**

**29 Liberty Street, WH**

To repoint existing brick; install Anderson Clad, white, windows, 2/2 configuration; paint cornice and trim, HC-77, Alexandria Beige, and HC-80, Bleeker Beige; install 2 door, Anderson white, 2 panel with transom, painted HC-80, Bleeker Beige; structure new stoop in harmony with what was once in place using HB&G Permacast square posts, HB&G Savannah rail with square balusters, painted HC-80, Bleeker Beige and Anderson White; install new EPDM black roof.

**Applicant: Habitat for Humanity**

**Owner: OC Housing Development Fund**

**DISCUSSION**

Lisa Biggin appeared before the Commission. She said she will replicate everything as best as she can. She explained that she chose the colors to give the house a different color scheme from the other. John Ledwith asked about the meters. Meters will be moved to the side. The oil fill, vents and concrete bunker are gone and will be replaced with wooded steps. Low maintenance shrubs will be planted.

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

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

The motion was approved 6-0.

**AR 2010-30**

**68 Benkard Avenue**

To repoint and remove old paint on existing brick; install Kohltech Clad, Ivory color, 1/1 configuration and Anderson Clad 1/1 configuration, Terratone color; paint cornice, bow and trim using HC-105, Rockport Grey, HC-85, Fairview Taupe, HC-142, Stratton Blue, HC-39, Putnam Ivory; install 2 panel front door, painted HC-142, Stratton Blue; structure new porch in harmony with what was once in place using HB&G Permacast round columns, HB&G Savannah rail with square balusters, painted HC-39, Putnam Ivory; install new EPDM black roof.

**Applicant: Habitat for Humanity**

**Owner: OC Housing Development Fund**

**DISCUSSION**

Lisa Biggin explained that the paint will be scraped and encapsulated. The front porch will be replaced in kind but with square columns instead of round. There

will be a neutral color scheme. The front door will be a 2 panel with no transom and the roof over the porch will be black EPDM. The fluting will be repaired in kind.

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

A motion to approve the application with the modification of square, not round balusters, Anderson or KohlTech Clad front door with a 2 glass panel, and fluting repaired in kind, was made by Brigidanne Flynn and seconded by Michele Basch.

The motion was approved 6-0.

**AR 2010-31**

**65 Courtney Avenue**

To repoint existing brick; install Kohltech Clad, Ivory color, 2/2 configuration and Anderson Clad 2/2 configuration in white; paint cornice and trim using HC-105, Rockport Grey, HC-160, Knoxville Grey, HC-39, Putnam Ivory; install 2 panel front door, painted HC- 160, Knoxville Grey; structure new stoop in harmony with what was once in place using HB&G Permacast round columns, HB&G Savannah rail with square balusters, painted HC-39, Putnam Ivory, porch roof to be GAF Timberline Architectural Shingles in charcoal; install new EPDM black roof.

**Applicant: Habitat for Humanity**

**Owner: OC Housing Development Fund**

**DISCUSSION**

Lisa Biggin explained the application. The cornice work is in tact. The front porch will have a new stoop. Joseph Minuta would like to see the door panels emulated as in the photo. Ms. Biggin said that the door in the photo is not original to the house. A 2 panel door is original.

There was no one present at the Public Hearing to speak for or against this application.

A motion to approve the application as written to repoint existing brick, install Kohltech clad ivory windows 2/2 configuration and Anderson clad windows 2/2 configuration in white, paint cornice and trim using HC-105 Rockport Grey, HC-160 Knoxville Grey, HC-39 Putnam Ivory, install 2 panel front door painted HC-160 Knoxville Grey and in proportion to new windows, new stoop with HB&G Permacast round columns and HB&G Savannah rail with square balusters painted HC-39 Putnam Ivory, new porch roof with GAF Timberline architectural shingles in charcoal and install new EPDM black roof was made by Joseph Minuta and seconded by Michele Basch.

The motion was approved 6-0.

**AR 2010-32      21 Courtney Avenue**  
To build a 10 x 20 masonry garage.  
**Applicant: Nola Francois**

#### **DISCUSSION**

Nola Francois would like to rebuild a garage that was destroyed in a snow storm. It will be made out of block. She did not have any other information about her application.

There was no one present at the Public Hearing to speak for or against this application.

A motion to table the application until the applicant can get more detailed information such as photographs, materials and a sketch plan showing the location of the proposed garage, was made by John Ledwith and seconded by Paula Stevens.

**AR 2010-33      23 East Parmenter**  
To construct a new single dwelling with KohlTech Estate Series Clad, double hung, 2/1 tan windows; new Masonite Bellview 6 panel entry door; Hardieplank Siding in Evening Blue and Heathered Moss; trim color to match KohlTech Tan; new roof brackets, HB&G Permacast 8" round porch columns, color to match KohlTech Tan; recycled brick porch piers; Aztec Tongue and Groove Decking in Weathered Grey; Black EPDM low slope roof and GAF Architectural Shingles for gable and porch roof in Charcoal; new sidewalks and driveway on previously approved new subdivision.  
**Applicant: Habitat for Humanity**

#### **DISCUSSION**

Lisa Biggin explained what was to be done. The subdivision was approved and a preliminary site plan was approved. They will be using brick from the old building and trying to salvage whatever they can. Hardiplank siding will be used and the trim will be the same as the other buildings. Aztec, a PVC product, will be used for decking due to its longevity.

There was no one present at the Public Hearing to speak for or against this application.

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

The motion was approved 6-0.

**AR 2010-34      25 East Parmenter**

To construct a new single dwelling with KohlTech Estate Series Clad, double hung, 2/1 tan windows; new Masonite Bellview 6 panel entry door; Hardieplank Siding in Evening Blue and Heathered Moss; trim color to match KohlTech Tan; new roof brackets, HB&G Permacast 8" round porch columns, color to match KohlTech Tan; recycled brick porch piers; Aztec Tongue and Groove Decking in Weathered Grey; Black EPDM low slope roof and GAF Architectural Shingles for gable and porch roof in Charcoal; new sidewalks and driveway on previously approved new subdivision.

**Applicant: Habitat for Humanity**

**DISCUSSION**

Lisa Biggin explained what was to be done. The subdivision was approved and a preliminary site plan was approved. They will be using brick from the old building and trying to salvage whatever they can. Hardiplank siding will be used and the trim will be the same as the other buildings. Aztec, a PVC product, will be used for decking due to its longevity.

There was no one present at the Public Hearing to speak for or against this application.

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

The motion was approved 6-0.

**AR 2010-35      27 East Parmenter**

To construct a new single dwelling with KohlTech Estate Series Clad, double hung, 2/1 tan windows; new Masonite Bellview 6 panel entry door; Hardieplank Siding in Evening Blue and Heathered Moss; trim color to match KohlTech Tan; new roof brackets, HB&G Permacast 8" round porch columns, color to match KohlTech Tan; recycled brick porch piers; Aztec Tongue and Groove Decking in Weathered Grey; Black EPDM low slope roof and GAF Architectural Shingles for gable and porch roof in Charcoal; new sidewalks and driveway on previously approved new subdivision.

**Applicant: Habitat for Humanity**

## **DISCUSSION**

Lisa Biggin explained what was to be done. The subdivision was approved and a preliminary site plan was approved. They will be using brick from the old building and trying to salvage whatever they can. Hardiplank siding will be used and the trim will be the same as the other buildings. Aztec, a PVC product, will be used for decking due to its longevity.

There was no one present at the Public Hearing to speak for or against this application.

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

The motion was approved 6-0.

### **AR 2010-36**

#### **29 East Parmenter**

To construct a new single dwelling with KohlTech Estate Series Clad, double hung, 2/1 tan windows; new Masonite Bellview 6 panel entry door; Hardieplank Siding in Evening Blue and Heathered Moss; trim color to match KohlTech Tan; new roof brackets, HB&G Permacast 8" round porch columns, color to match KohlTech Tan; recycled brick porch piers; Aztec Tongue and Groove Decking in Weathered Grey; Black EPDM low slope roof and GAF Architectural Shingles for gable and porch roof in Charcoal; new sidewalks and driveway on previously approved new subdivision.

**Applicant: Habitat for Humanity**

## **DISCUSSION**

Lisa Biggin explained what was to be done. The subdivision was approved and a preliminary site plan was approved. They will be using brick from the old building and trying to salvage whatever they can. Hardiplank siding will be used and the trim will be the same as the other buildings. Aztec, a PVC product, will be used for decking due to its longevity.

There was no one present at the Public Hearing 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 6-0.

**AR 2010-37**

**158 Broadway**

To paint a mural on the side of the building.

**Applicant: Elizabeth Mills**

**Owner: Daniel Miller**

### **DISCUSSION**

Elizabeth Mills discussed a mural she wanted to do with the participation of young people and senior citizens. She said the mural would instill pride in the community and showed a picture of what the painting would look like. The mural will be 60 x 12 feet and would not cover the whole wall. It was asked what type of paint will be used. A concern was the life cycle of the mural, which Ms. Mills said would be about 20 years. Another question was whether there will be any damage to or alteration of the brick. Peter King said there was insufficient evidence to show that the paint will not cause damage to the brick. He suggested Ms. Mills research information through the National Park Service concerning the preservation of the brick, mortar, any moisture problems and what type of product to use to remove the paint. Michele Basch suggested painting on fabric or board and attaching to the building. Ms. Mills preferred painting directly on the building. The Commission said they needed more information before deciding on this application.

There was no one present at the Public Hearing to speak for or against this application.

A motion to table the application until more information and research was done as to the materials, methods, techniques and sufficient evidence is provided that there will be no harm to the brick work of the building, was made by Brigidanne Flynn and seconded by John Ledwith.

The motion was approved 6-0.

**AR 2010-39**

**214 Broadway**

To renovate façade of proposed 2 family dwelling with in kind repairs to existing wood cornice, soffit, fascia and trim; install new Pella ProLine aluminum clad windows; repair/repaint existing masonry; install new aluminum gutter; new wood on storefront.

**Applicant: Rafiq Majeed**

### **DISCUSSION**

A. J. Coppola appeared on behalf of the Applicant. There will be an office or retail space on the first floor, one apartment on the second floor, and one apartment on the third floor. One door will be for the apartments and one door will be for the storefront, with awnings and lights above both doors. The masonry will be unpainted, repaired and repointed. Joseph Minuta suggested a

Thermature door will have the architectural aesthetic for the building and he would like to see a six panel door, with windows on the door similar to the windows on the building. Windows will be Pella 2/2 configuration.

There was no one present at the Public Hearing to speak for or against this application.

A motion to approve the application to renovate façade of proposed 2-family dwelling with in kind repairs to existing wood cornice, soffit, fascia and trim, install new Pella Proline aluminum clad windows, repair and repaint existing masonry, install new aluminum gutter, new wood on storefront with the addition of 2/2 windows, storefront without grills, exterior door to the apartment narrower and taller with a lighted area, and color fast awning material which resists tearing, was made by Joseph Minuta and seconded by Michele Basch.

The motion was approved 6-0.

**AR 2010-40**

**121 Renwick Street**

To install an iron picket fence, 4 feet high by 18 feet long, along South Lander Street.

**Applicant: Bluestone Developers, Inc.**

#### **DISCUSSION**

A. J. Coppola appeared before the Commission. An iron picket fence will be installed and the fence on the other side of the property will be repaired.

There was no one present at the Public Hearing to speak for or against this application.

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

The motion was approved 6-0.

**AR 2010-41**

**91 Broadway**

To propose construction of a new 4 story, retail/ apartment building, including 15 apartments on the upper 3 floors, with a retail first floor and storefronts.

**Applicant: Andy Casaluzzi**

**Owner: Mary Ann Amodeo**

#### **DISCUSSION**

A. J. Coppola and Andrew Casaluzzi appeared to discuss this application. A four story building at the corner of Broadway and Liberty Street is proposed, with the first floor consisting of four small retail stores, and the rest of the building with

five, two and three bedroom apartments on each floor. This project has been approved by the Zoning Board. There will be a parking lot and apartment entrance in the rear. Materials were discussed, along with style and coloring. Mr. Coppola asked for comments and direction so he could move forward. The project requires Planning Board approval and there may be changes made during the site plan approval process. Michelle Kelson suggested going to one Planning Board workshop to determine whether there will be changes and then returning to the Commission for approval.

There was no one present at the Public Hearing to speak for or against this application.

A motion to table the application until a Planning Board Workshop is completed to determine whether alterations to the plans may be needed, was made by Brigidanne Flynn and seconded by Joseph Minuta.

The motion was approved 6-0.

**AR 2010-42**

**419-421 Liberty Street**

To demolish and remove existing fire damaged building; install fence and landscape property.

**Applicant: Thomas Dubetsky**

**Owner: Mount Saint Mary College**

**DISCUSSION**

A. J. Coppola appeared with Thomas Dubetsky to discuss the building and landscaping. Joseph Minuta inspected the building and saw nothing of major significance to the architectural value. Demolition will have cohesiveness with the other lot. Peter King would like to see the two spaces tied together with greenery for a park like area. John Ledwith would like a site plan developed that related to the north and west property. In conjunction with 417 Liberty, the Commission would like to see revised plans for landscaping.

There was no one present at the Public Hearing to speak for or against this application.

A motion to table the application until a revised landscaping plan is presented was made by Paula Stevens and seconded by John Ledwith.

The motion was approved 6-0.

## **Minutes of June Meeting**

Joseph Minuta moved to approve the minutes of the June 8, 2010 meeting and Bridgidanne Flynn seconded.

The motion carried unanimously.

The meeting was adjourned at 10:00 p.m.

Respectfully yours,

Joan Mason  
Secretary  
Architectural Review Commission