

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Mary Crabb, Chairperson

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Joan Mason, Secretary

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**ARCHITECTURAL REVIEW COMMISSION meeting of
September 14, 2010.**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, September 14, 2010**, at 7:30 p.m. in the Hall of Fame Building at 401 Washington Street, Newburgh, New York.

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

Members Absent: John Ledwith, IV

Also Present: Michelle Kelson, Assistant Corporation Counsel

OLD BUSINESS

AR 2010-47 **26 Dubois Street**
To reinforce wrought iron railings on front porch and install new steel railings.
Applicant: Lillian Pelella

DISCUSSION

Robert Burns, the maintenance person of the building, appeared for the purpose of obtaining the names of some companies that could help him restore the railings and to ask for additional time to present the application.

NEW BUSINESS

AR 2010-51 **74 Liberty Street, WH**
Approval for paint in Behr, Sweet Mandarin, SG-220 and white trim
Applicant: Carlos Hernandez

DISCUSSION

Mr. Hernandez appeared. He has owned the building for 6 years and has never done any work to the house before. He painted without knowing he needed Commission approval first. The Commission preferred Whisper Yellow to Sweet Mandarin with white on the trim and accents.

A motion to approve a color change from Sweet Mandarin to Whisper Yellow with white trim accents was made by Brigidanne Flynn and seconded by Joseph Minuta.

The motion was approved 6-0.

AR 2010-58 **488 Liberty Street**
To replace broken front and side sidewalk using 3500 PSI
concrete in kind.
Applicant: Monroe Bussey

DISCUSSION

Mr. Bussey appeared. The sidewalk is broken and the proposal is to replace it in kind keeping the one salvageable piece of bluestone. Joseph Minuta said that the sidewalk must meet Newburgh specifications for a higher yield strength.

A motion to approve the application to replace the broken front and side sidewalk in kind with concrete and salvaging the remaining piece of bluestone to the standards of the City of Newburgh specifications was made by Joseph Minuta and seconded by Brigidanne Flynn.

The motion was approved 6-0.

PUBLIC HEARINGS

AR 2010-38 **83 Ann Street**
To install new fiberglass roof shingles; replace existing siding
with fiber cement siding; install new Pella EnduraClad
windows; restore existing front porch and stairs in kind.
Applicant: Newburgh Spectrum Developers
Owner: City of Newburgh

DISCUSSION

A. J. Coppola, project architect, described the application. The front porch will be rebuilt

with 2 columns, keeping the detail in the roof. The siding will be replaced and new EnduraClad windows in a 6/6 configuration with shutters, sized appropriately, will be installed. A new TermaTrue Door in green will be installed. The bluestone in front will remain for now and any future repairs will be in kind.

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

A motion to approve the application to install new fiberglass roof shingles, replace existing siding with fiber cement siding, install new Pella EnduraClad windows with shutters, and rebuild existing front porch and stairs in kind and Benjamin Moore paints, Great Barrington Green and Sherwood Green, was made by Brigidanne Flynn and seconded by Joseph Minuta.

The motion was approved 6-0.

AR 2010-44 204 North Miller Street
To install a stockade fence on property.
Applicant: Maribel Moore-Hamilton

DISCUSSION

Ms. Maribel Hamilton appeared. She proposes to install a privacy fence with a gate around the perimeter. The fence will be a 6 feet high with a 4 feet high gate in natural wood. There will be no landscaping in front of the fence other than an existing small garden area.

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

A motion approve this application, as submitted, was made by Brigidanne Flynn and seconded by Joseph Minuta.

The motion was approved 6-0.

AR 2010-49 292 Liberty Street
To remove and replace 14 existing window frames with an equal style and sized, Jeld-Wen custom wood, new construction, double hung window; repair the existing front porch; remove and discard all horizontal railings and wood decking and replace with pressure treated floor joists, 4 Inches wide, GAF; correct porch, tongue and groove, synthetic porch flooring; repair roof on the addition/extension.
Applicant: Edward Arrabito

DISCUSSION

Mr. Arrabito appeared and proposed to bring the front back to its original condition by

replacing 14 windows with double hung windows in a 2/2 configuration and repairing the front porch. The windows appear to be arched on top but Mr. Arrabito said they are regular square windows with an arch piece laid over to give that impression. He will remove porch railings, leaving the porch open and will use pressure treated joists and synthetic flooring. He will also repair the roof on the extension.

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

A motion to approve the application to remove and replace 14 existing window frames with an equal style and size Jeld-Wen custom wood, 2/2, double hung window, adding an arched piece laid over the square window to give the impression of an arched architectural detail, repair the existing front porch, remove and discard all horizontal railings and wood decking and replace with pressure treated floor joists, 4 inches wide, GAF, correct porch, tongue and groove, synthetic porch flooring, and repair roof on the addition/extension was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was approved 6-0.

AR 2010-50 83 South William Street
Approval for a 10 x 10 storage shed that has already been erected.
Applicant: Jose Ramirez

DISCUSSION

Mr. Ramirez put up a 10 x 10 storage shed that he will use for tools. He proposes white vinyl siding on the outside. The shed is on blocks and can be removed. Joseph Minuta said that there are garages in the area made of cinder blocks and that this shed is completely out of context with the neighborhood. A shed under 20 square feet does not need a building permit but requires Commission approval.

No one present to speak for or against this application at the Public Hearing.

A motion approve this application to install a 10 x 10 storage shed with white vinyl siding was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was approved 5-1.

AR 2010-52 163 Broadway
To replace existing windows with Archi-Tech windows; to paint all wood using Valspar colors, 1009-5, Fairmont Penthouse Garnet, 6005-6C, La Fonda Jalapeno, 6001-6B, La Fonda Grassy Knoll, 6009-5, La Fonda Trail Green, 3004-4C, Homestead Resort Tea Room Cream, and 6008-3A, Woodlawn Misty Morn.
Applicant: LJU Realty Corp.

Owner: Paule Ljuljdjuraj

DISCUSSION

Mr. Ljuljdjuraj appeared and proposes to replace the windows with an all aluminum window, 1/1. The Commission indicated its preference for an aluminum clad or vinyl clad wood to reflect the historical detail. Peter King preferred a window with more depth and detail. After a discussion, the Applicant agreed to install a clad wood window. He also proposed repointing the brick and painting using a range of greens and cream. He preferred the flexibility to determine which paint the colors should be used on each building feature. The front shingles will be replaced in kind with cedar and the guards on the windows will be removed.

Ms. Lynne Eberle, Historic Preservation Officer, said she and Pat Favata were unable to locate original photos of the building and specifically say what the building looked like in the past.

A motion approve this application to replace existing windows with aluminum clad or vinyl clad wood, to paint all windows and wood as determined using the pallet of Valspar colors, 6005-6C, La Fonda Jalapeno, 6001-6B, La Fonda Grassy Knoll, 6009-5, La Fonda Trail Green, 3004-4C, Homestead Resort Tea Room Cream, and 6008-3A, Woodlawn Misty Morn and to replace front cedar shingles in kind was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was approved 6-0.

AR 2010-53

165 Broadway

To replace existing windows with Archi-Tech windows; to paint all wood using Valspar colors, 1009-5, Fairmont Penthouse Garnet around windows, 6005-6C, La Fonda Jalapeno, 6002-3C, Belle Grove Moss, 6009-5 La Fonda Trail Green, 3004-4C, Homestead Resort Tea Room Cream, 6001-6C, Cliveden Pasture, and paint brick 6008-3A, Woodlawn Misty Morn.

Applicant: LJU Realty Corp.

Owner: Paule Ljuljdjuraj

DISCUSSION

Mr. Ljuljdjuraj agreed to install an aluminum clad or vinyl wood clad window and repair the sashes. He also said he would repair a cracked piece of stone near the window in kind. The paint for the wood will be a range of greens and cream and requested the flexibility to choose the colors to see where they would best enhance the building.

No one present to speak for or against this application at the Public Hearing.

A motion to accept this application to replace existing windows with aluminum clad or

vinyl clad wood, 1/1, replace broken window seals, replace broken stone piece near window in kind, paint window arch and lintels in Valspar colors, 1009-5, Fairmont Penthouse Garnet, cornice in either 6005-6C, La Fonda Jalapeno, 6002-3C, Belle Grove Moss, 6009-5 La Fonda Trail Green, or 6001-6C, Cliveden Pasture, and brick face in 6008-3A, Woodlawn Misty Morn was made by Brigidanne Flynn and seconded by Michele Basch.

The motion was approved 6-0.

AR 2010-54

222 Broadway

To replace existing windows with Archi-Tech windows; to paint all wood using Benjamin Moore colors, HC-7, Bryant Gold, HC-156, Van Deusen Blue, and HC-149, Buxton Blue.

Applicant: LJU Realty Corp.

Owner: Paule Ljuljdjuraj

DISCUSSION

Mr. Ljuljdjuraj agreed to replace the windows with aluminum clad or vinyl wood clad windows. The paint used would be Benjamin Moore colors, with Bryant Gold on the molding and brackets, Van Deusen Blue and Buxton Blue on the fascia board and white on the fascia.

No one present to speak for or against this application at the Public Hearing.

A motion to accept this application to replace existing windows with aluminum clad or vinyl clad wood, 2/2, white windows, to paint all wood using Benjamin Moore colors, HC-7, Bryant Gold for molding and brackets, HC-156, Van Deusen Blue and HC-149, Buxton Blue for the fascia board and white for the fascia was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was approved 6-0.

AR 2010-55

226 Broadway

To replace existing windows with Archi-Tech windows.

Applicant: LJU Realty Corp.

Owner: Paule Ljuljdjuraj

DISCUSSION

Mr. Ljuljdjuraj agreed to replace the windows with an aluminum clad or vinyl wood clad window, 2/2, repoint the brick and remove the blue paint that is below the water table. Joseph Minuta felt the window needed more detail to keep in harmony with the front façade than what was presented. A center column with a window on each side was suggested.

No one present to speak for or against this application at the Public Hearing.

A motion to replace the existing windows with a aluminum or vinyl wood clad, 2/2, windows adding a more detailed architectural feature of a central support column in the window, repoint the brick, and remove the blue paint below the water table, was made by Joseph Minuta and seconded by Michele Basch.

The motion was approved 6-0.

AR 2010-56 228 Broadway

To replace existing windows with Archi-Tech windows; replace siding; paint using Benjamin Moore paint, , HC-7, Bryant Gold, HC-156, Van Deusen Blue, and HC-149, Buxton Blue; replace existing storefront.

Applicant: LJU Realty Corp.

Owner: Paule Ljuljdjuraj

DISCUSSION

Mr. Ljuljdjuraj agreed to replace the windows with an aluminum clad or vinyl wood clad windows. The paint would be the colors listed in the application. He proposed removing the existing siding and replacing it with HardyBoard siding. Since he did not know what material was underneath the storefront, it was suggested that he find out and return to the Commission with a full renovation plan for the storefront.

The Public Hearing was adjourned.

A motion to approve this application to replace existing windows with an aluminum or vinyl wood clad, 2/2, and paint using Benjamin Moore paint, HC-7, Bryant Gold, HC-156, Van Deusen Blue, and HC-149, Buxton Blue and table the part of the application to replace the existing storefront was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was approved 6-0.

AR 2010-57 321 South William Street

To install a ramp to provide handicap accessibility from the parking lot to the basketball court.

Applicant: Habitat for Humanity

Owner: City of Newburgh

DISCUSSION

Lisa Biggins and Chris Hawkins appeared and proposed a handicap accessible ramp on the side of the Armory Building. The ramp will be installed on the side of the building, around the side and directly into the gymnasium.

No one present to speak for or against this application at the Public Hearing.

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

The motion was approved 6-0.

AR 2010-59 322 Grand Street

To install a black steel fence with fleur-de-lis finial tops, at the front of property, with matching double wide gate, height of 40 inches.

**Applicant: R. McGovern
I. Stephen**

DISCUSSION

Rosalind McGovern and Ian Stephen appeared and proposed to install a black fence, with a gate similar to other fences in the neighborhood. The fence will be 80 feet from property corner to property corner.

No one present to speak for or against this application at the Public Hearing.

A motion to accept this application to install an 80 foot, black steel fence with fleur-de-lis finial tops at the front of property with matching double wide gate, 40 inches high was made by Joseph Minuta and seconded by Peter King.

The motion was approved 6-0.

AR 2010-60 397 Grand Street

To construct a new single family residence; referral to Zoning Board.

**Applicant: Balmville Construction
Owner: Mark Medynski**

DISCUSSION

Ken Lytle appeared to discuss the construction of a small, single family home. The home will be built similar to the others in the area. Colors will be a clay stucco palette. Casement windows and a wood grain fiberglass door will be installed. Joseph Minuta felt the door was too modern and does not have a historical feel. He suggested a Tudor door might be more fitting. A deck will face Grand Street. It will be pressure treated framing with a Trex deck. The Commission determined that there was not enough architectural detail presented on the deck and the plan for the door should be changed. This project also needs a referral to the Zoning Board of Appeals.

Ms. Kippie Boyle stated that the front of the building will be on Nicol Street and was

unclear about the features of the Grand Street side. She was also concerned about the roof and the overall square footage.

A motion to refer this application to the Zoning Board of Appeals was made by Joseph Minuta and seconded by Paula Stevens.

The motion was approved 6-0.

A motion to table this application until the proposed deck on the Grand Street side of the property was addressed was made by Joseph Minuta and seconded by Paula Stevens.

The motion was approved 6-0.

Minutes of August 10, 2010 Meeting

A change to the August minutes was proposed, in reference to AR 2010-32, to read, "She did not provide any tangible plans." A motion to approve the minutes with this change was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion carried unanimously.

The meeting was adjourned at 9:40 p.m.

Respectfully yours,

Joan Mason
Secretary
Architectural Review Commission