

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Mary Crabb, Chairperson

123 Grand Street, Newburgh, N.Y. 12550

Joan Mason, Secretary

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**ARCHITECTURAL REVIEW COMMISSION meeting of
October 12, 2010.**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, October 12, 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
Paula Stevens
Michele Basch
John Ledwith, IV
Joseph Minuta

Members Absent: Mary Crabb

Also Present: Michelle Kelson, Assistant Corporation Counsel

OLD BUSINESS

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, Project Architect, discussed the details of the site plan submitted with the application. Planning Board approval is conditionally approved and approval was received last spring from the Zoning Board. There have been no changes to the plans since they last came before the Commission. There will be 15 residential apartments on the upper floors and retail stores on the first. Large storefront glass will wrap around the retail area and double hung Pella windows will be used. There will be a parking lot with a driveway off of Liberty Street with 9 parking spaces. Iron railings will be in front of a drop down patio door and a green area of trees, grass and soil is planned for the roof. John Ledwith

suggested that utilities and satellite dishes not be placed on the façade. Mr. Coppola agreed and said utility panels will be placed in the basement. Two trees on the street will be replaced in kind.

A motion to approve the application with the recommendation that no satellites or utility panels be placed on the façade was made by Brigidanne Flynn and seconded by John Ledwith.

The motion was approved 6-0.

AR 2010-56 228 Broadway
To replace existing storefront.
Applicant: LJU Realty Corp.
Owner: Paule Ljuljdjuraj

DISCUSSION

Mr. Ljuljdjuraj appeared before the Commission to address the findings of the materials underneath the store façade. He said it is rotten wood and studs and will replace it with wood, using raised wood panels and wood columns. The cornice above the main entrance is also requires repair.

A motion to approve the application to replace the storefront, install raised panels and columns made of wood and repair the cornice above the main entrance was made by Joseph Minuta and seconded by Michele Basch.

The motion was approved 6-0.

NEW BUSINESS

AR 2010-64 206 Broadway
To receive a referral to the Zoning Board to convert 4 apartment units on the ground level, which were originally commercial units, to commercial use as a daycare center.
Applicant: Newburgh Commercial Development Corp.

DISCUSSION

Mr. Cappelitti proposes to return the first floor area of the building to commercial for a day care center.

A motion to refer this application to the Zoning Board was made by John Ledwith and seconded by Brigidanne Flynn.

The motion was approved 6-0.

PUBLIC HEARINGS

AR 2010-62

119 Benkard Avenue

To install new Pella ProLine Double Hung, exterior windows; repair exterior windows; new front porch; repair existing cornice where required; replace front door with Termatru door.

Applicant: Meng Primack, Pan Shi, LLC

DISCUSSION

A. J. Coppola, Project Architect, discussed the project. This building is a two family dwelling and will remain the same. He will use Pella Proline windows on the second floor and will repair the bottom floor windows and install new storm windows. The existing top windows are not original to the building. Joseph Minuta noted that the windows are 2/2 in the picture but the elevation shows 4/4. Mr. Coppola clarified that the windows will be 2/2. The porch will be completely redone with pressure treated wood, cedar hand rails and fluted turn posts. The upper bracketing may be salvageable, but if not, it will be replaced in kind with new material. The lattice under the door will be painted. Brigidanne Flynn noted that the elevation indicated that the door will be repaired. Mr. Coppola said he will replace it with a ThermaTrue American Classic, upper light, two panels on the bottom and transom on top because the existing door is not repairable.

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

A motion to approve this application to install new Pella ProLine Double Hung, exterior windows, 2/2 on the second floor, repair exterior windows and install new storm windows on the first floor, new front porch, repair existing cornice where required, and repair or replace front door with Thermatru door as close to the original as possible was made by Brigidanne Flynn and seconded by Joseph Minuta.

The motion was approved 6-0.

AR 2010-63

297 Grand Street

To remove non-original brick shed addition to Liberty Street façade of original carriage house by eliminating existing chimney and shed roof; lower shed addition brick walls to 24 inches above grade to expose original façade; salvage brick from demolished portion and use in masonry repair on original building; cap lowered brick walls with bluestone and approximately 20 inches of decorative wrought iron fencing to create a sunken terrace that is approximately 30 inches below sidewalk grade; existing brick paving at terrace to remain; new glass and wood door with sidelights; new gate and bluestone stairs with landing at south side of terrace; clean, repoint and

repair brick façade; replaced windows with similar SDL painted wood units windows and doors painted Benjamin Moore, HC 152; cupola roof coating painted Benjamin Moore, HC 167.

Applicant: Michael Green

DISCUSSION

James Hartford and Michael Green appeared to discuss this application. The Carriage House has an addition that is not original to the structure. Mr. Green said he was unable find a photograph of the original Carriage House from the Liberty Street side. There is evidence of a door. He proposes to remove the shed roof, tear the brick walls down to two feet and install an iron fence. There will be a sunken courtyard, a garden feel, with high handrails. He plans to salvage the brick and restore the cupola roof. Joseph Minuta asked if the windows are 6/6 and was told they are original to the building.

Lynn Eberle was present to speak at the Public Hearing. She asked if there would be a decorated railing.

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

The motion was approved 6-0.

AR 2010-65

16 Clark Street

To repair fire damaged roof on 3rd floor; replace asphalt shingles on entire mansard and flat roofing with Timberline shingles; replace windows on 3rd floor with Reflections vinyl replacement windows.

Applicant: Steve Neary

Owner: Wells Fargo

DISCUSSION

Steve Neary appeared representing Wells Fargo. A fire on the third floor damaged this vacant building. The Applicant proposes to replace the asphalt roof with Timberline shingles in charcoal or slate grey and replace 8 fire-damaged windows on the third floor with windows by Reflections. He will remove the graffiti and the satellite dishes and keep everything as close to the original detail as possible.

Lynn Eberle was present to speak at the Public Hearing. She asked if the rear windows with special molding will be kept.

A motion to approve this application to repair the fire damaged roof on the 3rd floor, replace asphalt shingles on entire mansard and flat roofing with Timberline shingles in charcoal or slate grey, replace windows on the 3rd floor with

Reflections vinyl replacement windows, preserving the arched detail on the windows was made by Brigidanne Flynn and seconded by Michele Basch.

The motion was approved 6-0.

AR 2010-66

11 Henry Avenue

To do in kind repairs and restoration; restore exterior façade based on remaining architectural detail; renovate interior; replace windows and door; paint trim using Benjamin Moore Historic Colors.

Applicant: Mark Woinicki, Sr.

DISCUSSION

Joseph Minuta recused himself from review of this application.

Mark Woinicki and Mr. Thompson appeared before the Commission to discuss the project. This is adjacent to Bayview Terrace and they want to rehabilitate this structure to the original state. They restore the porch, replace some missing brackets and refurbish the windows. Windows needing replacement will be with Marvin or KohlTech vinyl wood clad, double hung, same size. The brick will not be repainted. Michele Basch asked about the sidewalk. There are no plans for that at this time.

Comments from the Public Hearing were as follows:

Victor Marabelli was concerned that the work was started already and would like to see this return to a single family home.

Tom Freidrich was concerned about the work getting done correctly. He said work was being done after midnight and he called the police several times.

Debra Dresser said the building should be reverted back to a single family for the stabilization of the neighborhood.

Rita Tantillo said the owner has not been honest and the project has not been done in a professional manner. She wants the project done in a manner to preserve property values.

Michael Gabor said the Building Department is not forthright and would like to see this project tabled.

Chris Hanson applauded the owner for taking on this project and would like to see the neighborhood stay the same.

A motion to approve this application to repair and restore the exterior façade in kind based on remaining architectural detail, repair or replace windows with vinyl clad wood, replace door and paint trim using Benjamin Moore Historic Colors as specified in the application was made by Michele Basch and seconded by John Ledwith.

The motion was approved 5-0.

AR 2010-67 5 Grand Street

To attach a vinyl banner sign to side of building, approximately 15 feet tall and 3 feet wide, aluminum brackets with fiberglass rods on top and bottom, lit, at dusk, with focused spotlights from the ground.

Applicant: Michael Gabor

DISCUSSION

Michael Gabor appeared and proposes to hang a banner to the side of the building. The banner will be 10 feet tall by 2 feet wide and will have Newburgh Art Supply printed on the front and the back in different colors. Spotlights will illuminate the banner. Joseph Minuta asked about the life expectancy of vinyl. Mr. Gabor said he will take care of it and make sure it would be kept up.

Victor Mirabelli was present to speak for this application at the Public Hearing and said that this project will benefit Newburgh.

A motion to approve this application to attach a vinyl banner sign to side of building, approximately 10 feet tall and 2 feet wide, aluminum brackets with fiberglass rods on top and bottom, lit at dusk, with focused spotlights from the ground was made by Michele Basch and seconded by John Ledwith.

The motion was approved 6-0.

AR 2010-68 379 Grand Street

To replace and repair soffits, gutters and leaders in the front and rear of building; reinstall existing corbels; caulk and paint.

Applicant: Eugene Ross, Sr.

DISCUSSION

Eugene Ross appeared to propose repairs to the gutters and leaders due to a storm. He would like to replace the Yankee Gutters with less costly seamless gutters. There was a discussion of Yankee Gutters versus seamless gutters. Mr. Ross stated that the appearance with the seamless gutters will be the same because he will reinstall the corbels, caulk and paint. Mr. Ross said he would replicate the front and rear corbels. Mr. Ross asked for approval to repair 45 windows and 2 doors. Michelle Kelson said if the repairs were in kind they could be considered but alterations or replacements would require a new public hearing. Mr. Ross said he would repair it all in kind.

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

A motion to approve this application to replace and repair soffits, leaders and gutters, either with Yankee Gutters or Seamless Gutters in the front and rear of building, reinstall existing corbels, caulk and paint, repair front door, replace rear door and repair or replace in kind window sash weights, top sashes and windowpanes was made by Brigidanne Flynn and seconded by Michele Basch.

The motion was approved 6-0.

Minutes of September 14, 2010 Meeting

A motion to approve the September minutes was made by Brigidanne Flynn and seconded by Michele Basch.

The motion carried unanimously.

The meeting was adjourned at 9:05 p.m.

Respectfully yours,

Joan Mason
Secretary
Architectural Review Commission