

**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
November 9, 2010.**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, November 9, 2010**, at 7:30 p.m. in the Activity Center at 401 Washington Street, Newburgh, New York

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

Members Absent: **Peter King**

Also Present: **Michelle Kelson, Assistant Corporation Counsel**

OLD BUSINESS

AR 2010-60 **397 Grand Street**
To construct a new single family residence.
Applicant: Balmville Construction
Owner: Mark Medynski

DISCUSSION

Ken Lytle appeared with an amendment to the original plan to modify the grading, railing and front door. The grading will be brought up underneath to show stone faced columns. The slope will be reduced in the front of the house from right to left. The door and windows will be consistent with the Tudor style.

A motion to approve the application to construct a new single family house per the revised plan dated October 8, 2010 and submitted on 11/9/2010 and to install windows consistent with a Tudor style home was made by Brigidanne Flynn and seconded by Michele Basch.

The motion was approved 6-0.

PUBLIC HEARINGS

AR 2010-69

271 Broadway

To remove existing roof, install 30 pound felt paper; ice water shield at the eaves; install GAF Slateline shingles.

Applicant: Arthur Vincent Company, Inc.

Owner: Church of the Good Shepherd

DISCUSSION

Janice Thompson, Janice Rumsey and Andrew Vincent appeared and proposed to finish a roof replacement stopped because of a denied permit. They will replace the roof as close as possible to the original with GAF Slateline shingles in a grey color.

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

A motion to approve the application to remove existing roof, install 30 pound felt paper, ice water shield at the eaves and install GAF Slateline shingles was made by Paula Stevens and seconded by Brigidanne Flynn.

The motion was approved 6-0.

AR 2010-71

54 Lander Street

To repair/repaint existing wood cornice and trim; install new wood windows and new ThermaTru front door; repair masonry and re-point where required; install new iron railing; repair existing masonry staircase.

Applicant: Deborah & Kelvin Ford

DISCUSSION

A.J. Coppola, Project Architect appeared before the Commission to present this application. He will replace all windows with wood, 2/2 configuration and are 6'4" on the top and 5'9" on the bottom. The trim around the windows and door will be painted. The cornice will be repaired and painted. Brigidanne Flynn noted that the cornice appears to be clad in aluminum. Mr. Coppola said he will remove the aluminum and repair in kind. Masonry will not be painted. There will be a new iron hand rail. The fence will be repaired if needed and the door into the lower level apartment will be a standard 6 panel steel door. The main door will be a Thermatru door, with the transom redone in kind and painted. Brigidanne Flynn stated that around the door and transom is quite large and she would like to see

it framed out with crown molding. Joseph Minuta said he would like to see a double door and transom in front that fits with the rest of the building. Mr. Coppola said that, due to the size, you have to open both doors to get into the building and would require the owner to buy a custom made door. He would add crown molding around the transom and place the door in the center with a side panel.

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

A motion to approve the application with the entrance door to be centered with 2 small wood panels on the side, the window above the door to be centered, decorative molding to be used on top and bottom of door and glazing to be vertically oriented was made by John Ledwith and seconded by Joseph Minuta.

The motion was approved 6-0.

AR 2010-72

139 Third Street

To repair existing slate roof; repair/repaint existing wood cornice and trim; install new wood clad windows and new ThermaTru front door; repair masonry and re-point where required; install new iron railing; repair existing masonry staircase; install new rear wood balusters and handrail.

Applicant: Deborah & Kelvin Ford

DISCUSSION

A. J. Coppola, Project Architect, appeared before the Commission to present this application. He noted the windows were similar to AR 2010-71 and will be new wood double hung. The slate roof will be repaired in kind, as will the masonry, existing wood cornice and trim and Yankee Gutters. A new black iron handrail will be added to the front porch and new wood balusters will be installed in the rear. The details on the dormer will be replaced, with the scalloping on the side, in kind. The transom over the door will be repaired and a ThermaTru door will be installed in the front. Brigidanne Flynn said the transom is the fabric of the building and she would like to know the actual style of the door. Michele Basch recommended approving the application but keeping the part about the door open for alternatives to the proposed ThermaTru door.

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

A motion to approve the application to repair existing slate roof, repair and repaint existing wood cornice and trim in kind, install new wood windows, repair and re-point existing masonry where required, install new iron railing, repair existing masonry staircase and install new rear wood balusters and handrail was made by Joseph Minuta and seconded by John Ledwith. The Commission requested that the applicant return with a new proposal for the front door before

that part of the application could be approved.

The motion was approved 6-0.

AR 2010-73

185 Broadway

To replace 2 signs, one hanging and one fixed, both with red and white lettering, one sign 48 inches x 26 inches, the other 36 inches x 72 inches.

Applicant: Devender Chhabra

DISCUSSION

Devender Chhabra and A.J. Coppola appeared to explain the size and location of the signs. One sign will be 48 inches x 21 inches to fit into a white area on the existing block. Joseph Minuta felt that the 48 inches appears out of proportion. The Commission requested additional information before making a decision on this application.

A motion to table this application until additional information on the proper sizing, colors and samples of the materials for the signs is provided was made by Joseph Minuta and seconded by Paula Stevens.

The motion was approved 6-0.

AR 2010-74

187-191 Broadway

To replace existing signs, all with red and white lettering, 187 will be 48 inches x 24 inches, 189 will be 48 inches x 83 inches and 48 inches x 16 inches, 191 will be 48 inches x 25 inches and 48 inches x 87 inches.

Applicant: Devender Chhabra

DISCUSSION

The Commission requested more information before they could make a decision on this application.

A motion to table this application until additional information on the proper sizing, colors and samples of the materials for the signs is provided was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was approved 6-0.

AR 2010-75

142 Fullerton Avenue

To replace all windows; replace exterior window trim in kind; remove flagstone walkway and replace with concrete.

Applicant: David Lionheart

DISCUSSION

David and Helen Lionheart proposed replacing all 42 front windows with wood frame vinyl clad, 6/6 configuration. The sidewalk is broken slate and they will replace it with concrete, consistent with the neighborhood. They will use some slate as a decorative border and keep the step to the landing of the porch. The porch is 40" x 40" and will be replaced in kind and the railings will stay.

Brain Flannery was present to speak concerning this application at the Public Hearing. He said the Lionhearts are a responsible neighbor and flagstone is not original to the area. He suggested that they think about dark green shutters in case they wish to replace what is there now.

A motion to approve the application with the addition of replacing shutters in green if the applicants so choose was made by Brigidanne Flynn and seconded by Michele Basch.

The motion was approved 6-0.

AR 2010-76

175 Broadway

To replace windows; install HardiPlank siding with Azek trim; repair existing roof; repair and paint trim, brackets and fascia; new storefront with painted plywood panel framed out with Azek trim style.

Applicant: Newburgh Commercial Development Corp.

DISCUSSION

Vincent Capelletti discussed his application. He proposed replacing windows with vinyl, 2/2, but Joseph Minuta suggested Kohltech vinyl or aluminum clad wood. The trim will be painted white. Pre-finished HardiPlank in a Light Mist color will be installed on the second and third levels and the brick will be painted the same color. Joseph Minuta suggested a red or terracotta color for the brick to break the color and balance the building. Storefront panels below the windows are large and out of proportion. To have a better proportion, it was suggested to make the box smaller by 9 inches.

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

A motion to approve the application to repair existing slate roof, repair and replace windows with an aluminum or vinyl clad wood window in a 2/2 configuration, install HardiPlank siding with Azek trim, repair existing roof, repair

and paint trim, brackets and fascia, construct a new storefront with painted plywood panels with Azek trim style was made by Brigidanne Flynn and seconded by Paula Stevens. The Commission asked that the applicant come back with color selections for the brick.

The motion was approved 6-0.

AR 2010-77

119 Liberty Street

To install a temporary, seasonal, vinyl, flame retardant, blue and red vestibule in front of the main entrance door, 5 feet, 9 inches x 1 foot, 10 inches.

Applicant: Michele Basch

Owner: Stephen Kohout

DISCUSSION

Ms. Basch recused herself to present her application. She wants to place a temporary vestibule, canvas with clear vinyl windows, for the winter that will go 8 inches out onto the sidewalk, the equivalent of 3 brick strips. Screws between the bricks will hold it in place and will be taken out when the weather warms.

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

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

The motion was approved 5-0.

AR 2010-78

113 Liberty Street

To replace 8 double hung windows on front of building; replace existing sashes with Jel-Wen Zap Pack Shash Kit; return brick to a natural look; repair and repaint existing wood work on façade.

Applicant: Sal's Contracting

Owner: John Bloomgarden

DISCUSSION

Mr. Sal Salazar appeared and would like to replace 8 windows in aluminum clad wood with an arched top in the same size to match what is there. He will not strip the building to the brick but will use Led Block paint approved by the Health Department in the same color and do some repair to the brick.

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

A motion to approve the application to replace 8 double hung windows on front of

building, replace existing sashes with Jel-Wen Zap Pack Sash Kits and repair and repaint the brick in the existing color was made by Brigidanne Flynn and seconded by John Ledwith.

The motion was approved 6-0.

Minutes of the October Meeting

A motion to approve the minutes of the October 12, 2010 meeting was made by Joseph Minuta and seconded by Paula Stevens.

The motion carried unanimously.

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

Respectfully yours,

Joan Mason
Secretary
Architectural Review Commission