

**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
January 11, 2011.**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, January 11, 2011**, 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 2010-32 **21 Courtney Avenue**
To build a 10 x 20 masonry garage.
Applicant: Nola Francois

DISCUSSION

Nola Francois and Troy Wogicowski appeared to discuss this application. A single car garage at the rear of the property, 12 feet x 24 feet will replace old garage, which was damaged and removed. The siding will be wood or simulated wood, such as HardyBoard, in a green color to match the house. The trim will also match in white. The garage door will be a solid wood paneled door and asphalt shingles will match the house. Joseph Minuta suggested that the window on the side of the garage have the same proportions as the house.

A motion to approve this application according to plans presented, with asphalt roof shingles to match the existing house, wood siding or simulated wood siding,

such as HardyBoard, in green color to match the existing house, white trim and side windows to match the existing house, was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was approved 6-0.

AR 2010-81

201 South Street

To repair existing door and rear door with ThermaTru steel doors, replace windows along with shutters in front with Anderson SilverLine 1200 Series windows; fix back stairs with concrete, and repair fence at back of property.

Applicant: Will Cappelletti

DISCUSSION

Will Cappelletti appeared to discuss this application. He proposed to replace everything in kind except to install a new fence in back, which will be wood and painted or stained depending on the building facade. The exposed brick will be kept natural if it is in good condition and, if not, the body will be painted forest green with a white trim. Mary Crabb suggested a softer white, such as an off white. Joseph Minuta asked about a sign. Mr. Cappelletti said he will not be addressing that now.

A motion to approve this application to repair the windows and shutters in front of the building and door in kind, install a 20 foot by 6 foot stockade fence across the back of the property and paint or stain to complement the building, clean brick and leave natural, if possible, or if not, paint body of brick green with off white or light color trim, was made by Brigidanne Flynn and seconded by Michele Basch.

The motion was approved 6-0.

PUBLIC HEARINGS

AR 2011-01

216 Montgomery Street

To remove existing shingle roof and replace with closest matching material, color and texture; remove existing deteriorated asphalt walkway and restore with bluestone.

Applicant: John Labridis

Owner: Calver Properties

DISCUSSION

John McGreck discussed this application. He said that the roof is 20 years old and will be replaced with matching new shingles. The leaders and gutters will be repaired in kind as necessary. The walkway is 12 feet from the sidewalk and the concrete will be replaced with bluestone. Joseph Minuta suggested that a slate

asphalt is not much more in cost and might be a better choice. Mr. McGreck said he will bring that to the attention of the homeowner.

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

A motion to approve this application to replace the roof with a three-tab asphalt or similar shingle with a slate look, to patch, repair and replace leaders and gutters in kind, if needed, and replace concrete walkway with bluestone was made by John Ledwith and seconded by Joseph Minuta.

The motion was approved 6-0.

AR 2010-02

379 Grand Street

To reconstruct missing built-in gutter on east and west eaves; reconstruct existing roof over single story section at rear of residence; refurbish, repair and repaint all existing doors and windows as required to restore to fully functioning order; replace any existing damaged or missing panes of glass; paint exterior of residence; clean, re-point, repair and partially reconstruct 2 existing chimneys located on the north and south facades as required; replace existing damaged, missing slate shingles with matching color, style and size.

Applicant: Eugene Ross, Sr.

DISCUSSION

Eugene Ross and Joseph Thompson, Project Manager, from Minuta Architecture, appeared. Joseph Minuta recused himself from the review of this application. Mr. Thompson explained the completed work that was approved in a previous application. He proposes repairs to the east and west section of the rear of the residence. The Yankee Gutters will be reconstructed in kind, reinforcing the way it is attached to the building. Slate shingles on the roof will be replaced in kind with the same color and size. A small section on the rear roof will be reconstructed to raise the pitch of the roof. It will be repainted in kind with Benjamin Moore Historic Paint from the blue series and all the doors and windows will be brought back to a functioning mode. The chimney will be repaired and reconstructed using the existing brick if possible. A new ThermaTru Door entry door will be installed and a wood vinyl clad window will be installed in place of a second floor door.

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

A motion to approve this application as submitted, in addition to work previously approved, to reconstruct missing built-in gutter on the east and west eaves, reconstruct existing roof over the single story section at the rear of the residence,

refurbish, repair and repaint, in kind, all existing doors and windows, as required to restore to fully functioning order, replace any existing damaged or missing panes of glass, paint exterior of residence with Benjamin Moore Historic Colors to match existing colors, clean, re-point, repair and partially reconstruct two existing chimneys located on the north and south facades as required, replace existing damaged, missing slate shingles with matching color, style and size and replace rear door with a ThemaTru fiberglass entry door was made by Brigidanne Flynn and seconded by John Ledwith.

The motion was approved 5-0.

2011-03

196 Broadway

To replace existing with new sign of same size, 2 feet x 21 feet and same material, aluminum, with burgundy and black lettering on white background.

Applicant: Michael Smith

Owner: Michael Lee

DISCUSSION

Robert Riley and Ramon Santana appeared. The aluminum sign on the building will be repainted over with a new name and will remain the same size, which is 2 feet x 21 feet. It will change to "Broadway Meat & Grocery" and be painted with a bright white background and burgundy and black lettering.

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

A motion to approve this application as presented to replace the existing sign with one of same size, 2 feet x 21 feet and same material, aluminum, painted with burgundy and black lettering on a white background was made by John Ledwith and seconded by Michele Basch.

The motion was approved 6-0.

Minutes of the December 14, 2010 Meeting

A motion to approve the minutes of the December 14, 2010 meeting was made by Joseph Minuta and seconded by Paula Stevens.

The motion carried unanimously.

The meeting was adjourned at 8:10 p.m.

Respectfully yours,

Joan Mason
Secretary
Architectural Review Commission