

**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
April 12, 2011.**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, April 12, 2011**, at 7:30 p.m. in the Activity Center at 401 Washington Street, Newburgh, New York.

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

Members Absent: **Peter King**

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 2011-06 **10 Catherine Street**
To demolish structure, subdivide property and build 2 single family attached homes.
Applicant: Habitat for Humanity
Owner: OC Housing Dev Fund

DISCUSSION

Lisa Biggin, from Habitat for Humanity, appeared. Joseph Minuta took a look at the building. Several packages were presented with different details. Package Number 4 was preferred. This package was a favorite because it echoed the character of the neighborhood. It was asked about the small side yards. Ms. Biggin said she will try to finagle the floor plans to increase the width of the side yards. John Ledwith asked about accommodating the garbage pails. Ms. Biggin said an iron gate will be installed to place the cans behind.

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

A motion to approve this application to demolish the existing building was made by Bridgidanne Flynn and seconded by Joseph Minuta.

The motion passed 6-0.

A motion to refer this application to the Zoning Board was made by Bridgidanne Flynn and seconded by Paula Stevens.

The motion passed 6-0.

A motion to approve the plans to construct 2 single family dwellings in an Italianate and Second Empire inspired design as set forth in option No.4 of the materials presented, with HardiePlank siding, paint colors also set forth in your materials, vinyl clad wood windows by Marvin with simulated divided lights, EPDM flat roof in Welsh Gray and a mansard roof in Country Mansion, Estate Oak or Old Pewter was made by Bridgidanne Flynn and seconded by Paula Stevens. The Commission also recommended that the proposed buildings be lengthened for the purpose of widening the side yards and installing an iron gate for garbage receptacles.

The motion passed 6-0.

NEW BUSINESS

AR 2011-16

105 Renwick Street

To obtain a referral to the Zoning Board.

Applicant: Jerome Blue

DISCUSSION

A. J. Coppola appeared, along with Mr. Blue. The building was unoccupied and reverted to 2 family zoning. Mr. Blue would like to recreate a 3 family in a 2 family zone. To accomplish this, he needs a referral to the Zoning Board. No exterior work will be done.

A motion to refer this application to the Zoning Board was made by Joseph Minuta and seconded by Michele Basch.

The motion passed 6-0.

PUBLIC HEARINGS

AR 2011-12

51 Overlook Place

To replace existing front porch; repair and re-point masonry; Bitumen Roofing System; paint using HC-2, Beacon Hill Damask; 5/4" T&G porch decking and ¼ lattice; Fypon crowned molding; 2x2 turned balusters and 6x6 turned exterior posts.

Applicant: Quincy Magwood

DISCUSSION

A. J. Coppola, Project Architect, will replace the front porch, 21 feet wide by 7 feet deep. No work will be done to the brick or cornice. Three posts will align with piers, 6x6 turn posts, 2x2 balusters, single crown molding, fascia board and lattice on the bottom. Benjamin Moore, Beacon Hill, HC-2 will be used to paint. All woodwork will be original color and original style. The pipe rail in the masonry steps will stay, if unable to, will keep same aesthetic. Bitumen Roofing System will be installed.

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

A motion to replace the existing front porch with 5/4" T&G porch decking and ¼ lattice, Fypon crowned molding, 2x2 turned balusters and 6x6 turned exterior posts, repair and re-point masonry, install Bitumen Roofing System and paint using HC-2, Beacon Hill Damask was made by Joseph Minuta and seconded by Michele Basch, with the recommendation that, if the pipe rail is to be replaced, the same aesthetic should be utilized.

The motion passed 6-0.

AR 2011-13

57 Farrington Street

To replace roof with Firestone .060 EPDM rubber membrane; install new aluminum edging on entire perimeter, new gutter and downspout on rear of house.

Applicant: Roxie Royal

DISCUSSION

Roxie Royal and Courtney Cain appeared to discuss the roof replacement. The roof has a leak and it needs to be replaced with Firestone .060 EPDM. New aluminum edging will be installed, and, on the rear, a new gutter and downspout. Joseph Minuta advised the applicant to ask if the .060 EPDM meets the wind requirements of the region.

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

A motion approve the application to replace the roof with Firestone .060 EPDM rubber membrane, install new aluminum edging on entire perimeter, and new gutter and downspout on rear of house, was made by John Ledwith and seconded by Paula Stevens.

The motion passed 6-0.

AR 2011-14

18 Bayview Terrace

To remove aluminum siding, and rehabilitate existing cedar underneath; replace broken or missing siding, fascia and windows with TrimLine awning, double hung; paint house with BM Templeton Grey, HC135, Lafayette Green, HC135 and Monterey White; repair spindles on upper floor rails; replace roof using GAF Country Mansion, weathered wood.

Applicant: David Hinsvark

Owner: Benjamin Gordon

DISCUSSION

David Hinsvark and Benjamin Gordon appeared to discuss this project. They want to restore the whole building to what it once was. The siding will be taken off, and what is underneath will be returned to its original state. The original colors will be matched using the Benjamin Moore Historic line. Some windows are covered over by the siding. They will be restored using TrimLine sash replacements and any broken windows will be repaired. The railing on the third floor balcony will be left and a door will be put in to match the building. Joseph Minuta felt the railing does not fit in with the aesthetic of the home and also, painting the scroll work on the eaves of the gable will enhance it. When the aluminum siding was put on, a lot of the detail was lost. The window sills will be restored and two sliding doors on the front will be left.. The roof will be GAF Country Mansion, weathered wood of the larger scale.

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

A motion to approve this application to remove aluminum siding, and rehabilitate existing cedar underneath, replace broken or missing siding, fascia and windows with TrimLine awning, double hung, paint house with BM Templeton Grey, HC135, Lafayette Green, HC135 and Monterey White, repair spindles on upper floor rails, replace roof using GAF Country Mansion, Weathered Wood, third floor balcony railing to be designed in accordance with the aesthetic of the rest of the building, and scrollwork to be painted on the eaves of the gable, was made by Joseph Minuta and seconded by John Ledwith.

The motion passed 6-0.

AR 2011-15

169 Liberty Street

To obtain a referral to the Zoning Board; convert first floor and lower level interior into a new beauty salon; install new sign.

Applicant: Marie Figueroa

DISCUSSION

A. J. Coppola, Project Architect, and Marie Figueroa appeared before the Commission. They are seeking a referral to the Zoning Board to convert the building to a hair salon and apartments. The building is now in a RC Zone. They will also put a sign above the 1st floor and below the sill of the 2nd floor, 7 ft x 2 ft. Bridgidanne Flynn thought the sign was too large for the building. She felt that it was not appropriate to put a large sign on this type of building. Paula Stevens agreed. She suggested a more appropriate sign would be a plaque, wall mounted to the left of the door. This would keep more in character with the building.

A motion to refer this application to the Zoning Board was made by Paula Stevens and seconded by Michele Basch.

The motion passed 6-0.

The Commission also tabled the part of the application concerning the sign for further consideration in light of the suggestions discussed in the meeting.

Minutes of the March Meeting

A motion to approve the minutes of the March 8, 2011 meeting was made by John Ledwith and seconded by Paula Stevens.

The motion carried unanimously.

The meeting was adjourned at 8:15 p.m.

Respectfully yours,

Joan Mason