

**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
July 12, 2011.**

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

Members Present: **Brigidanne Flynn, Acting Chairperson**
Peter King
Paula Stevens
John Ledwith, IV
Michele Basch
Joseph Minuta

Members Absent: **Mary Crabb**

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

The meeting was called to order at 7:30 p.m. after a quorum was confirmed.

OLD BUSINESS

AR 2011-19 **345 North Montgomery Street**
To build a deck off the 2nd floor, north end of building.
Applicant: Alice Kish

DISCUSSION

Alice Kish appeared before the Commission. She proposes to construct a second floor Trex deck, 22 feet by 14 feet with a white composite railing and steel pipe columns covered with white board or existing brick. Plans did not include replicating the columns from the front of the building. The entrance to the deck will be from a full glass door to replace the northeast window. Joseph Minuta preferred the columns to emulate the front porch to fit the historical vernacular of the home and the deck should match the architectural feature of the home.

A motion to table the application was made by Joseph Minuta and seconded by Peter King. The motion failed to carry at 3-3.

The discussion continued. Michele Basch suggested a molding around the bottom, a decorative bib similar to the entrance hall in front and lights underneath the deck. Paula Stevens said the full glass door is inappropriate for this building and suggested a panel on the bottom and glass on top. The Applicant's proposed door is a storm door and might not pass code. Michelle Kelson said the Commission could approve the actual construction and hold open the door selection; the homeowner could get the building permit and do research on the code and look at other doors.

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

A motion to approve the application to build a 22' x 14' Trex deck, white composite railings, with a bib on the bottom, matching the entrance porch, posts in brick, and removal of the window was made by Michele Basch and seconded by Joseph Minuta.

The motion was approved 4-2.

The Applicant must return for approval of the door selection.

AR 2011-21 14 Wilson Street
To add driveway from street to backyard with poured concrete strips; fill area to raise backyard; add retaining wall.
Applicant: Christopher Yonnone

DISCUSSION

Christopher Yonnone appeared and proposed to install a single lane driveway and a retaining wall, 12 feet wide, 2 feet deep using Lava Rock, LN 700 in the rear. The retaining wall material is pre-engineered and can be stacked as high as needed and capped at 36 inches. The area in the back will be cleaned up. Joseph Minuta suggested the wall be buffered with landscaping. Lilac bushes and hedges already exist and there will be the landscaping.

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

A motion to approve the application with a guard rail in keeping with the Lava Rock whether it be a railing or the Lava Rock itself was made by Joseph Minuta and seconded by Michele Basch,

The motion passed 6-0.

NEW BUSINESS

AR 2011-33

105 Renwick Street

To paint exterior cornice Yarmouth Blue, HC-150 and Hasbrouck Brown, HC-71

Applicant: Jerome Blue

DISCUSSION

Carolyn Coppola, Coppola & Associates, appeared to discuss the application. The front exterior cornice will be painted Yarmouth Blue and the window trim and door will be Hasbrouck Brown. The transom glass will be repaired and the house number will be repainted.

A motion to approve the application as written was made by John Ledwith and seconded by Michele Basch.

The motion passed 6-0.

PUBLIC HEARINGS

AR 2011-28

7 Dubois Street

To install a fence.

Applicant: Gilma Sabillon

DISCUSSION

Gilma Sabillon appeared. Manny Pereira translated. Ms. Sabillon proposes to enclose her back yard with a 6 feet high and 29 feet long wooden slat fence to close off the alleyway that connects Dubois Street and Van Ness Street from the rear of the building to the rear of the backyard. The fence will be painted dark red; Benjamin Moore HC-65 Hodley Red or similar.

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

A motion to approve the application to construct a 6' x 29' wooden slat fence with gate in a color similar to Hodley Red was made by Paula Stevens and seconded by Peter King.

The motion passed 6-0.

AR 2011-29

358 Grand Street

To replace existing asphalt shingles with Tamko, slate tone grey; new plywood, if needed.

Applicant: Victor Ochoa

Owner: Terry Marstella

DISCUSSION

Victor Ochoa and Terry Marstella appeared to discuss this application. They will replace the roof with Tamko asphalt shingles in slate tone grey and if needed replace the plywood.

At the public hearing, Manny Pereira wanted to know if this was an architectural shingle.

A motion to approve the application to replace the roof using architectural shingles in a slate tone grey was made by Paula Stevens and seconded by Joseph Minuta.

The motion passed 6-0.

AR 2011-30

164 Broadway

To install wall mounted sign.

Applicant: Mohammed Aishaikh

Owner: Russell Turiak

DISCUSSION

Carolyn Coppola, Coppola & Associates appeared for the applicant. She is seeking referral to the Zoning Board for change of proposed use and an approval of a wall mounted sign on the wood panel below the cornice with letters approximately 12 inches in height placed over the security gates. A question arose about how it would fit with the security gate roller directly below the cornice. Joseph Minuta suggested extending the cornice area and box out the area below to hold the sign and the gate would not have to be removed. The colors of the sign would be white background and yellow lettering and it will be illuminated with gooseneck lighting. Michele Basch suggested matching the colors of the cornice, using a brown background with golden outlined letters. Store entrance door will remain.

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

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

The motion passed 6-0.

A motion to approve the application to extend the cornice, box out the existing security gate, place the sign on the flat panel and install gooseneck lighting, with historic colors, dark brown letters and dark yellow background, was made by Joseph Minuta and seconded by Paula Stevens.

The motion passed 6-0.

AR 2011-31 70 Beacon Street

To cover patio with roof structure, 21' x 14' 10", fiberglass shingles, exposed wood painted white, 4x4 PT posts on 10" concrete piers to 42" below grade.

Applicant: Marion Lainez

DISCUSSION

Carolyn Coppola, Coppola & Associates appeared for the applicant. Work has already been started on a covered patio, 14' 10" x 23', with 5 posts painted white to match the building. Joseph Minuta was unsure if the structure was sound and suggested architectural ornaments on the columns. The Coppola firm visited the site to determine that it was sound. The underside of the ceiling could be closed in with wainscoting, painted white to match the house and the turn posts covered and painted.

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

A motion to approve the application as written with the columns to be covered, the underside of the rafters be finished with a wainscoting and painted white, and fascia and cornice be painted was made by Joseph Minuta and seconded by Paula Stevens.

The motion was approved 6-0.

AR 2011-32 108 Renwick Street

To repair and paint cornice and liners Yarmouth Blue, HC-150 and Hasbrouck Brown, HC-71; replace 3 windows with 1/1, wood.

Applicant: Jerome Blue

DISCUSSION

Carolyn Coppola, Coppola & Associates appeared. Two first story windows will be repaired, in kind, 1/1, all wood, as will one on the second floor. The six panel front door will be replaced. Brigidanne Flynn said the existing door was in good shape. Carolyn Coppola said she was unaware that the door was in good shape and said they will repair and paint it. It appeared that the building looked as if the painting had not been finished because there were two shades of the color. Ms. Coppola did not know if the building would be painted or stripped, repointed and repaired. The leader will be painted and fastened, and the Yankee Gutter will be repaired. Brigidanne Flynn commented that the leader was brand new. Joseph Minuta asked if anything about the stoop and the Applicant answered not right

now. The Commission was concerned that the Applicant did not know enough about the application because the plans were not complete. There were no colors, window styles, and manufacturers; too many of the aspects of the house were not addressed in the application.

At the public hearing, Manny Periera wanted to know the type of wooden window.

A motion to table the application until added information and details could be provided was made by Paula Stevens and seconded by Michele Basch.

The motion was approved 6-0.

AR 2011-35

61 William Street

To remove paint and restore brick façade to its natural color, if not possible, paint using Richmond Bisque and Phillipsburg Blue; re-point and repair and replace brick; repair or rebuild roof as needed.

Applicant: Newburgh Ventures Corp.

DISCUSSION

Manny Pereira and Mark Pereira appeared to discuss this application. They will strip the paint if possible and repoint, repair or replace the brick. If the paint cannot be removed, they will paint using a burgundy color and the trim will be accented with Richmond Bisque. The roof will be repaired or rebuilt as needed. The windows on the second floor will be replaced with 2/2, wood clad. It was pointed out the top of the windows have a curve to them. Peter King said he would like to see the detail of the arched window kept. Jeldwin or Marvin windows are sold with the arch. The chimney will be removed as it is falling down and unusable. The double door will be repaired. There is also a sign on the building that they would like to retain and change to read "Newburgh Ventures". Michele Basch noted that the brick bottom of the building does not match the rest and asked if it was an option to remove it. Mr. Pereira said that it has been there for 30 years and it would be too costly to remove. Even if the top brick was restored, the bottom brick would not match anyway. Joseph Minuta suggested painting the whole building.

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

A motion to approve the application to remove the paint on the façade of the building repoint, repair or replace any damaged brick and if not, paint it the existing color of Burgundy color with a trim accent of Richmond Bisque and Phillipsburg Blue, repair or rebuild roof as needed, to replace the 3 upper windows with a similar curve on windows when replaced using Jeldwin or Marvin windows, use existing sign with "Newburgh Ventures" written in, and remove the

chimney, was made by Paula Stevens and seconded by Michele Basch.

The motion was approved 6-0.

AR 2011-36 **124 Broadway**
To install sign.
Applicant: Manuel Juarez
Owner: Alden Link

DISCUSSION

Carol and Alden Link, owners of the building, appeared for the applicant, who was unable to appear. He received a violation for the sign that he installed. He is requesting that the Commission approve the sign that is already there.

Manny Pereira noted during the Public Hearing that the food at this establishment was excellent.

A motion to approve the application as written was made by Joseph Minuta and seconded by Peter King.

The motion was approved 6-0.

AR 2011-37 **93 City Terrace**
To remove existing Yankee Gutters and replace with new gutters, ice shields, new facer and shingles.
Applicant: Richard Johnson

DISCUSSION

Richard Johnson would like to replace and repair the Yankee Gutters, wood under vinyl that a tree fell on. He will also install an ice guard and new supports like what there is there now.

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

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

The motion was approved 6-0.

AR 2011-38 **101 Liberty Street**
To install manufactured wooden garbage bin, 96 inches wide, 48 inches high, 40 inches deep and painted Benjamin Moore,

Townsend Harbor Brown.
Applicant: Igor Dementev
Owner: Galina Dementev

DISCUSSION

Igor Dementev appeared. He received a violation from the Building Inspector and is here to get a wooden garbage bin approved. Michele Basch said the bin is in front and visible. She suggested a fence in front of the bin so it is not noticeable from the street. Mr. Dementev said the bin, positioned on concrete, is strategically placed to block off access to the backyard. Paula Stevens suggested that the concrete pad be extended back 4 feet from the front of the building and 3 feet from the face of the garage. Joseph Minuta suggested to clad, panel and painted when cured, and a 3 feet fence to the top portion of the bin, powder coated metal, fastened to the wall.

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

A motion to approve the application to keep the wooden enclosure, paneled on front, paint when cured, pushed back 4 feet from the building and 3 feet from the garage, a 36 inch tall fence erected above the back edge of the enclosure, fastened to the wall and powder coated was made by Joseph Minuta and seconded by Peter King.

The motion was approved 6-0.

AR 2011-34

21 Leroy Place

To rebuild brick wall on one side; paint existing wood; install Anderson 400 series, double hung windows; new HardiBoard Siding in Timberbark; new Owens Corning Oakridge shingles in Teak.

Applicant: Rafiq Majeed

Owner: City of Newburgh

DISCUSSION

Ken Lytle appeared for the applicant. The building was approved to be demolished. However, the Applicant proposes to retain 3 sides of brick on the exterior and the back side will be rebuilt with new footings. The existing brick of 18 feet will be extended to 19 feet, then the HardiBoard will be carried around to the back of the house. The second floor center windows match the adjoining homes. Joseph Minuta suggested that the front style of the home reflected on the back. The top part of the chimney is coming down; the bottom is built into the wall. The roof over the entrance is metal. The Commission suggested removing the proposed triangle windows on the back. The hip on the front and back will match. The roof will be angled as in front and the foundation will be stucco or brick. Slate like, Owen Corning architectural shingles will be used.

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

A motion to approve the application to rebuild brick wall on one side, paint existing wood, install Anderson 400 series, double hung windows, new HardiBoard Siding in Timberbark, new Owens Corning Oakridge shingles in Teak, hip roof in rear to emulate front elevation of roof line, column wraps to match front, Trex decking and rail, column wraps to match front to rear, Trex decking and rail, and triangular transom windows removed was made by Joseph Minuta and seconded by Michele Basch.

The motion was approved 6-0.

Minutes of the June Meeting

A motion to approve the minutes of the June 14, 2011 meeting was made by Paula Stevens and seconded by John Ledwith.

The motion carried unanimously.

The meeting was adjourned at 10:00 p.m.

Respectfully yours,

Joan Mason
Secretary
Architectural Review Commission