

**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
August 9, 2011.**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, August 9, 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: **Tiffany Reis, Assistant Corporation Counsel**

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

PUBLIC HEARINGS

AR 2011-39

120 Broadway

To retain existing sign.

Applicant: 120-124 Broadway Newburgh Inc.

DISCUSSION

Carol Link, treasurer and owner of the building appeared, along with Alden Link. The tenant who owns the business could not attend. Ms. Link said the tenant didn't put up the present awning sign; it was already there when he bought the business about a year ago. John Ledwith said he would like to see a flat, more typically historic sign. He does not particularly like this awning sign. Ms. Link said it would be too costly for a replacement sign. John Ledwith said it would be an investment in the property to redo the sign. Brigidanne Flynn agreed that the awning seems to be out of place. She suggested that, in the future, when the

sign needs to be changed, it be changed to a flat sign. Michele Basch understood the costs involve, but she would like to see a sign conducive to the area.

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

A motion to approve the application as presented to retain the existing sign and awning was made by Brigidanne Flynn and seconded by Michele Basch.

The motion was approved 5-1.

AR 2011-40 119 Broadway
To retain existing sign.
Applicant: 119 Broadway Newburgh Inc.

DISCUSSION

Carol and Alden Link, owners of the building and Sonia Abrams, tenant, and owner of the business appeared. Ms. Abrams said she did not know she needed a permit for the awning sign when it was put up a year ago. Paula Stevens asked why the owners didn't tell the tenant, as they have come before the Board several times before. Ms. Link said she didn't think of it. Mary Crabb reminded Ms. Link to explain to the tenants that anything done on the outside needs to come before the Commission. Michele Basch inquired as to whether the "Grand Opening" sign on the building will be taken down. Ms. Abrams said it will. Both Paula Stevens and John Ledwith would like to see the awning removed and a wooden sign be place where the "Grand Opening" sign is now. Alden Link said he believes that the wooden sign would rot and it would be too expensive to change the sign. Joseph Minuta explained that the guidelines need to be met and that awnings in this area have to be relevant to the historic district and this one is not. Michele Basch suggested that since the expense has already been made and this type of awning does not last long, the sign should be changed when it tears or rips or if a new tenant occupies the place.

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

A motion to approve the application, as presented, to retain the awning sign was made by Michele Basch and seconded by Joseph Minuta. A condition of the approval was that if anything needs to be replaced or repaired on the awning sign, or if the current occupant vacates and a new tenant occupies the space, that a new application must be made to the Architectural Review Commission with a sign suitable for the historic district. The tenant will also remove the "Grand Opening" sign.

The motion was approved 4-2.

AR 2011-41

216 Montgomery Street

To install 25 replacement windows, white, double hung with grid, manufactured by Excalibur.

Applicant: Mike Rehberger, Calver Properties

DISCUSSION

Mike Rehberger appeared to discuss this application. He wants to install vinyl replacement windows. Joseph Minuta said that the vinyl are not historic, wood clad or wood is preferred. It was suggested that the application be tabled until the homeowner decides which type of window he would like to install in place of the vinyl he originally wanted to use. Michele Basch suggested he fix the windows and have storms put in as it will last longer.

A motion to table the application was made by Mary Crabb and seconded by Michele Basch

The motion passed 6-0.

The Public Hearing will be held open.

AR 2011-42

320/330 Powell Avenue

To demolish and remove 65' x 40' storage building; construct 4 parking spaces in its place; and grade land for recreation area.

Applicant: Mount Saint Mary College

DISCUSSION

Troy Wojikowski, Project Consultant, Mary Ann Peline, a representative for Mount Saint Mary College and Jeff Chanin, Attorney, appeared to discuss the application. They have a special use permit, site plan and zoning for parking. The property was purchased from the Dominican Sisters. The property will have a change in the site plan. The 65' x 40' storage building will be demolished and four parking spaces will be constructed where the storage building stood. They will grade the land to provide a recreation area.

For this application, the Planning Board is the lead agency.

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 John Ledwith.

The motion was approved 6-0.

AR 2011-43

33 Chamber Street

To repair front, back and sides of soffits and fascia board, in kind; paint all woodwork in existing color; remove color from brick and leave natural.

Applicant: Sal's Contracting, Co.

Owner: Decora Sandyford

DISCUSSION

Sal Salazar, Project Contractor, wants to remove the red paint on the brick using a natural soy gel stripper; repair and repaint the brick if needed; and repair the fascia board. Benjamin Moore Historic Colors, Lafayette Green and Monterey White will be used to accent the cornice and brackets. Brigidanne Flynn asked if any windows had been repaired to which Mr. Salazar replied no.

Mr. Salazar also reminded the Board that he received previous approval to install a wrought iron fence in November of 2004, should they ask about it.

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

A motion to approve the application, as submitted, to repair soffits and fascia board in kind; paint all wood to match existing color; remove color from brick and leave natural and paint the bracket and cornice using Benjamin Moore Historic Colors, Lafayette Green and Monterey White was made by John Ledwith and seconded by Michele Basch.

The motion was approved 6-0.

Minutes of the July Meeting

A motion to approve the minutes of the July 12, 2011 meeting was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion carried unanimously.

The meeting was adjourned at 8:20 p.m.

Respectfully yours,

Joan Mason
Secretary

Architectural Review Commission