

**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
November 1, 2011.**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, November 1, 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: **Tiffany Reis, Assistant Corporation Counsel**

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

OLD BUSINESS

AR 2011-57

249 Broadway

To place an aluminum sign, 4' x 30', across the façade of 2 adjoining buildings.

Applicant: Colleen Whitmayer

Owner: Orange County AHRC

DISCUSSION

Applicant did not appear at this time to discuss this application.

NEW BUSINESS

AR 2011-61 **151 Ann Street**
Referral to Zoning Board.
Applicant: Drew Kartiganer
Owner: John Boubaris

DISCUSSION

Drew Kartiganer, Project Architect, appeared before the Board to get a referral to the Zoning Board. He said there will be no change to the building's appearance, but wants to turn the building back in to a 6 family unit from the current 3 family.

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

The motion was approved 6-0.

PUBLIC HEARINGS

AR 2011-60 **285 Liberty Street**
To replace roof and 36 windows.
Applicant: Kevin White
Owner: Boys & Girls Club of Newburgh

DISCUSSION

Kevin White appeared to discuss replacing the roof and windows of the building. The front of the roof is slate and he is planning on replacing this portion with Mansion Lifetime Design Shingles. The flat part of the roof is rubber and will be replaced with rubber. Brigidanne Flynn asked about the price difference between repairing and replacing the slate. John Ledwith said the Board hoped that the slate would be repaired. Mr. White said he wasn't sure he could afford to repair it. Michele Basch asked that he get a cost estimate of repairing the slate. Mr. White believed that the slate is in such disrepair, it would make more sense to replace the roof than to repair it. He didn't have the figures with him as to the cost. Paula Stevens also said she hated to see the slate removed and brought to his attention that if it is repaired properly, it will last a long time. She would like to see an estimate of repair verses replacement. Joseph Minuta told the applicant that he would like to see the extent of replacement of the slate and cost of repair. What percent of the roof needs to be replaced verses repaired. Mr. White said he has a serious roof problem and would like to replace it now. Joseph Minuta suggested a temporary repair until a decision could be made. Mr. White also said he did not want to patch up the roof because it might not match and may look unattractive. Joseph Minuta said since slate comes from different quarries and may look different, the way to solve this problem is to salvage or take slate from other sections and use it on the front. For the window replacement, Mr.

White is using all vinyl windows. Mr. White was of the impression that the first floor windows were wood but the top floor windows were all vinyl. Upon inspection of the photographs provided, it was determined that there were wood on the top floor. Mr. White was told that wood windows clad with vinyl were the preferred window for a historic building, to keep the integrity of the building and maintain the aesthetics. The Board requested that Mr. White come back with an estimate for repairing the roof in kind with slate and an evaluation of whether it could be repaired. A design professional should be able to determine the integrity of the roof and whether it could be repaired. Coupled with estimates from the contractor, the Board would be able to make an informed decision. Joseph Minuta suggested to the applicant that he could resolve this issue and go forth with the application if he were to agree to replace all existing materials in kind. Mr. White agreed to replacing and repairing the slate roof and replacing the windows, as they are now, with a vinyl clad wood model.

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

A motion to approve this application to replace 36 windows with vinyl clad wood windows with special details, applications and lights, as they now exist, in a 1 over 1 configuration, in white, to replace and repair the rubber portion of the flat roof in kind, and to replace and repair the slate portion of the roof in kind with slate, was made by John Ledwith and seconded by Joseph Minuta.

The motion was approved 6-0.

AR 2011-62

345 Grand Street

To construct a carport with 3 open sides, unheated, at the end of the existing driveway, adjacent to the northerly side of the existing house.

Applicant: Peter Ramnani

DISCUSSION

Charles Brown, Project Engineer and Peter Ramnani came before the Board to propose an addition of a carport over the driveway to the right of the building on the north side. The columns will be brick to match the front porch. The trim and wall facing Grand Street will match and will be an extension of the back deck with the columns will be tapered. Mr. Brown said they also need a variance and would like a referral to Zoning Board. This project was discussed with Mr. Ramnani's neighbor so there would be no problem. There are tall bamboo plants on the property line and this will screen the carport. He said the neighbor has no problem with project. Joseph Minuta asked if the structure is fire rated. Mr. Brown will look into it. Paula Stevens said that by attaching the carport, will it be disturbing part of the historic building. Brigidanne Flynn stated that according to design standards, any new addition has to preserve the integrity of the building. Joseph Minuta suggested referring this application to the Zoning Board to get a

variance and then coming back before the Board with the drawings that were presented to the Zoning Board.

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

A motion to approve this application for a referral to the Zoning Board was made by Joseph Minuta and seconded by Michele Basch.

The motion was approved 6-0.

Minutes of the October Meeting

A motion to approve the minutes of the October 11, 2011 meeting was made by Paula Stevens and seconded by John Ledwith.

The motion carried unanimously.

The meeting was adjourned at 8:27 p.m.

Respectfully yours,

Joan Mason
Secretary
Architectural Review Commission