

**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  
February 14, 2012**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, February 14, 2012**, 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**

**Members Absent:** **Peter King**  
**Joseph Minuta**

**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 2012-01**      **238 Powell Avenue**  
To demolish and remove building and then grade and seed lot.  
**Applicant: Cathleen Kenny**  
**Owner: Mount Saint Mary College**

**DISCUSSION**

Jim Raimo from Facilities and Operations at Mount Saint Mary College appeared to discuss this application. The house is in poor shape and needs to be torn down. A green area would replace the house, surrounded by a 6 feet high ornamental steel fence and Traditions Portsmouth period lighting. It was asked if he had a report from the Newburgh Building Inspector to acknowledge that the building should be demolished. He had no report. Paula Stevens said she would like to get a decision from the Building Department first and then make her decision.

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

A motion to table this application until the applicant could provide information from the Building Department's inspection of the building, was made by Paula Stevens and seconded by Brigidanne Flynn.

The motion was approved 5-0.

**AR 2012-02      285 Liberty Street**  
To replace 89 windows.  
**Applicant: Kevin White**  
**Owner: Boys & Girls Club of Newburgh**

#### **DISCUSSION**

Kevin White appeared before the Commission. He had an application previously approved for replacement of windows using wood or vinyl clad wood. He returned with another proposal. He would like to replace the rear 24 windows of the gymnasium, located in the rear of the building with vinyl only windows and the front mansion will be replaced with vinyl clad wood. The rear vinyl windows will be done first, when it is financially feasible, the front vinyl clad wood windows will be put in place. When asked about the boarded up windows, Mr. White said he would like to open them up, but there is no money in his budget to account for the cost.

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

A motion to approve this application to allow the installation of vinyl replacement windows on the newer, gymnasium part of the building and vinyl clad wood on the mansion section of the building was made by Brigidanne Flynn and seconded by Michele Basch.

The motion was approved 5-0.

**AR 2012-03      2 Lilly Street**  
To replace existing slate roof with GAF Timberline shingle in a slate color and EPDM rubber roof system on flat part of roof re-flash chimney with copper and install new ridge vent.  
**Applicant: Robert Peterkin, Frank Stevens & Sons Roofing, Inc.**  
**Owner: Barbara Makky**

## DISCUSSION

Robert Peterkin would like to replace the existing slate roof with an asphalt shingle. The neighbor's attached roof has an asphalt shingle and the homeowner would like to match it. He said the slate is old and is afraid if he tries to repair the slate, the others will crack. There are also leaks and the chimney will be re-flashed. He maintains that slate replacement will be too costly for the owner. Brigidanne Flynn said she would like to see the slate repaired. She didn't think it would be that costly; it would probably be less to repair the roof than to replace it with asphalt. John Ledwith asked if the gutters would be replaced. Mr. Peterkin did not know if the homeowner wanted that done. Since the homeowner was not in attendance, and the applicant did not submit a proxy statement, John Ledwith suggested the owner come to the next meeting. The owner would have more information about decision to repair or replace the roof, and if she wants to replace the gutters.

Brian Flannery spoke about this application at the Public Hearing. He said he lives in the same model house with a slate roof and does not understand the logic of replacing the slate.

A motion to table this application until the owner can attend to provide information and a decision as to what she would like to do with the roof, was made by John Ledwith and seconded by Brigidanne Flynn.

The motion was approved 5-0.

**AR 2012-04**

**45 Chambers Street**

To obtain a referral to the Zoning Board to construct a single family home.

**Applicant: Habitat For Humanity**

**Owner: City of Newburgh**

## DISCUSSION

Kent Cruse, Kathy Collins and Mike McCormack, Architect, appeared representing Habitat for Humanity. They are seeking a referral to the Zoning Board and construction of a single family attached duplex. The existing duplex at 45 and 47 Chambers Street was condemned and approval was received for demolition. The plans they submitted show constructing the home using Hardi Siding, vinyl clad wood Marvin windows, painted fiberglass doors, brick veneer front and 2 sides, and a Timberline black shingle. The colors will be white, Bleeker Beige, and Country Lane Red. A lantern will be on the side of the door for front exterior lighting. Brigidanne Flynn asked if any items, such as the cornice brackets or iron fencing will be salvaged. Kent Cruse said they will salvage whatever they can.

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

A motion to accept this application as submitted and to refer this application to the Zoning Board, was made by John Ledwith and seconded by Paula Stevens.

The motion was approved 5-0.

**AR 2012-05**

**47 Chambers Street**

To obtain a referral to the Zoning Board to construct a single family home.

**Applicant: Habitat for Humanity**

**Owner: City of Newburgh**

**DISCUSSION**

Kent Cruse, Kathy Collins and Mike McCormack, Architect, appeared representing Habitat for Humanity. They are seeking a referral to the Zoning Board and construction of a single family attached duplex. The existing duplex at 45 and 47 Chambers Street was condemned and approval was received for demolition. The plans they submitted show constructing the home using Hardi Siding, vinyl clad wood Marvin windows, painted fiberglass doors, brick veneer front and 2 sides, and a Timberline black shingle. The colors will be white, Bleeker Beige, and Country Lane Red. A lantern will be on the side of the door for front exterior lighting.

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

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

**AR 2012-06**

**10 Lutheran Street**

To obtain a referral to the Zoning Board to demolish existing building and construct a single family home.

**Applicant: Habitat for Humanity**

**DISCUSSION**

Liz Sperig, Kent Kruse, and Kathy Collins appeared and said the house has been condemned twice. They are asking for a referral to the Zoning Board. The building has to be demolished. The new building will be a little shorter than the original and will have HardiBoard siding instead of brick. Michele Basch said she is hesitant as all the buildings around it have a brick façade. The reason they chose the siding is that they could not afford brick. The HardiBoard, however, will be in the color of Country Lane Red. There will be an EPDM roof in black,

green door, trim, cornices, and handrail balusters, in Bleeker Beige.

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

A motion to accept this application as submitted, allow the demolition of this building, referral to the Zoning Board, and construct a new building, was made by Brigidanne Flynn and seconded by Michele Basch.

**AR 2012-07**

**488 Liberty Street**

To remove entire third floor and roof of building; completely renovate entire house to bring back to original features.

**Applicant: Monroe Bussey**

### **DISCUSSION**

Floyd Johnson, Architect, Mike Macey, Builder and Monroe Bussey appeared to discuss this application. In the October, the building was damaged by a fire. The insurance company wanted to demolish the building completely, but Mr. Bussey prefers to maintain the integrity of the building. They want to reconstruct the building back to the original way it was, with an exception. The walls will be moved up. There was a basement and 3 floors. The upper floor was the attic and it was unlivable. They will bring the roof up where the dormers are and bring the total floor plan to where it is useable, making all 3 floors habitable. The walls will be brought up so there will be no attic. John Ledwith asked how they will get the additional height. Mr. Johnson said the roof will be raised and the characteristics of the roof will be put back on. The soffits will be upgraded and there will be a 45 year asphalt shingle. Brigidanne Flynn thought with the roof line being pushed up and back, it changes the look of the building. She also was concerned that the roof line bump up is impacting the scale of the area and the effect it has on neighboring properties. John Ledwith asked about architectural details on the windows. Mr. Macey said stucco was on the building and a concrete apron on the ledge to match. There will also be a bay window on the top floor close to the roof. Michele Basch would like to see the whole bay go straight up to match the old building. The windows will be 1/1 Pella vinyl, with stucco around the windows. John Ledwith would like to see more decorative turn spindles on the back porch, painted to match the trim. They will use eggshell and beige.

Ramona Monteverde was present at the Public Hearing. She said Mr. Bussey has been doing a great job of cleaning up and is very responsible with selecting tenants. Melvin Brown was in the house before the fire and said the top floor was wasted space.

A motion to accept this application to allow the restoration of this building, of the third floor and roof, stucco exterior, 1/1 windows in vinyl, beige and eggshell

colors, turn spindles on the deck, architectural shingles in brown to match the garage roof, and a third floor bay window to be added, was made by Brigidanne Flynn and seconded by Michele Basch.

### **Minutes of the December 13, 2011 Meeting**

A motion to approve the minutes of the December 13, 2011 meeting was made by Brigidanne Flynn and seconded by Michele Basch.

The motion carried unanimously.

The meeting was adjourned at 9:10 p.m.

Respectfully yours,

Joan Mason  
Secretary  
Architectural Review Commission