

**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
March 13, 2012**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, March 13, 2012**, at 7:30 p.m. in the Activity Center at 401 Washington Street, Newburgh, New York.

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

Members Absent: **Mary Crabb**
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 2011-32 **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

A. J. Coppola, Project Architect, appeared to discuss this application. No drawings were presented for this project. This application was previously presented before the Board in July. The windows on the first floor will be repaired in kind. The second floor windows will be replaced with new Pella EnduraClad Architectural Series, aluminum clad wood. The fascia and trim will be repaired in kind, as will the Yankee Gutters, bracket and cornice, aluminum leader system, front porch and handrails. It was asked what would be done with

the basement windows. Mr. Coppola said since the basement is not occupied, the grates will remain on the existing windows.

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

A motion to approve this application to repair the existing first floor windows as per specifications in the application, install new Pella Enduraclad Architectural Series, aluminum clad wood on the second floor, repair the cornice, soffit, fascia, and trim and aluminum leader system, repair front door and concrete stairs and handrails with in kind material was made by Paula Stevens and seconded by John Ledwith. It should be noted that Joseph Minuta was not present for this application.

The motion was approved 4-0.

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

Jim Raab of Talcot Engineering, f/k/a Taconic Engineering appeared on behalf of this application. This matter was before the Board in November. They received a variance from the Zoning Board, but were unable to get a fire rating for carport itself. They were told there was no such thing for a car port because it is open on 3 sides. The NYS building code does not apply. Joseph Minuta would like to see a letter from the Building Department or see the section of the code from the codes department as to whether the materials are acceptable, before he would make a determination. He was afraid that a fire could pass under the carport to the property next door.

A motion to table this application until the fire rating is cleared was made by John Ledwith and seconded by Joseph Minuta.

The motion was approved 5-0.

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

Joseph Minuta recused himself from hearing this application. Mary Anne Pilon from Mount Saint Mary College appeared. They received a letter from the Code Compliance Office stating that the building can be demolished. It was noticed that a fence was mentioned in the application, but they did not include that as part of the application. It was asked if they were going to install a fence and would it be going all the way down Powell Avenue. Ms. Pilon said yes, it would be a black ornamental fence that goes all the way down to gate house.

A motion to approve this application as written to include a black ornamental fence along Powell Avenue was made by Michele Basch and seconded by Paula Stevens.

The motion was approved 4-0.

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

No action was taken as the applicant and owner failed to appear.

PUBLIC HEARINGS

AR 2012-08

144 First Street

To replace windows; repair brick work and entry doors; repair and restore cornice and eaves; remove old wood paneling and replace with fixed barn doors; install stockade fence.

Applicant: Robert Fontaine

DISCUSSION

Robert Fontaine appeared on behalf of this application. He submitted a copy of what was proposed to be done and Joseph Minuta commended Mr. Fontaine for providing a complete, detailed submission of the application; as well as his efforts he has undertaken to restore this building. He was also praised by Brigidanne Flynn for utilizing a local millworks for this project.

Stuart Sachs was present to speak for this application at the Public Hearing. He said this is being kept within the nature of the district and he recommends its approval.

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

The motion was approved 5-0.

AR 2012-09 571 Liberty Street
To replace roof using Timberline Fox Hollow Grey Shingles.
Applicant: Gregory Acito

DISCUSSION

Gregory Acito wants to replace the roof using Timberline Fox Hollow Grey shingles. It was asked if he would be painting any parts of the building; he said no.

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

A motion to approve this application as written to replace the roof with Architectural Timberline Fox Hollow Grey shingles was made by Paula Stevens and seconded by Joseph Minuta.

The motion was approved 5-0.

AR 2012-10 118 First Street
To install new metal standing seam roof to front of house.
Applicant: Leo B. St. Pierre

DISCUSSION

Leo B. St. Pierre appeared to discuss this application. The front part of the roof has been leaking for about a year and a half. He has tried to repair it but a new metal roof is needed on the front, but the back is fine. He will be going with the same white color.

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

A motion to approve this application as submitted to install a new metal standing seam roof, in white, to the front of the house was made by John Ledwith and seconded by Paula Stevens.

The motion was approved 5-0.

AR 2012-11

63 William Street

To convert first floor retail space into an apartment; change storefront windows to operable double hung units; referral to Zoning Board.

Applicant: William Bollinger

Owner: Newburgh Spectrum Developers, LLC

DISCUSSION

A. J. Coppola, Project Architect, appeared. This project was before the Board in 2006 or 2007. It was approved as the first floor retail and one apartment on the second floor. His client got the Building Permit in 2008. He said that there is very little market for retail space in this area, so he decided to come back to ask for an use variance, if needed, to the Zoning Board, to convert the first floor to a dwelling unit to make the building a two family apartment building. They were previously approved for C1, commercial use on the first floor. The only change that was made to the façade was a change to large Pella double hung windows, almost 4 feet wide. A transom will be above the top of the windows. There will no lighting underneath the awning bar, but there will be lighting in the alcove. The remnant of the old awning will come down. John Ledwith asked what would be done about the front of the building. The trim board will be painted in a green from a historical color palette to match the cornice. The area where the existing transom is will be replaced with glass. A street number with possibly a gold leaf or something of that nature will be placed on each door. A grill pattern will be placed in the windows on the right and the door transom. The windows on the side of the door will be 2/2 vertical panes, as will the transom. There was a concern about the safety of the first floor occupants of the building with such large windows and an all glass door. Michele Basch suggested shutters on the inside could protect from a break in and also let the light in and maintain the integrity of the building. Mr. Coppola said he would pass the suggestion on to the homeowner.

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

A motion to approve this application to refer this application to the Zoning Board and also replace the horizontal freeze board in kind with maintenance free material, the same color as the cornice; second story windows to remain 2/2, the windows on the first floor will be 2/2, double hung, with the transom split equally; the new glass door shall be full glass and frosted; the awning shall be removed; all brick work shall be repointed and repainted; the transom over the entrance to the second story apartment shall be a single or double vertical was made by Joseph Minuta and seconded by Michelle Basch.

The motion was approved 5-0.

AR 2012-12

32 Chambers Street

To paint body of building with Benjamin Moore, HC-145, Van Courtland Blue; fascia painted HC-172, Revere Pewter and HC-50, Georgian Brick; replace broken wood windows in kind.

Applicant: Rick Milton

Owner: Ryan Roa

DISCUSSION

This applicant, Rick Milton could not attend and sent Kathy in his place. There was no proxy for Kathy to speak on the owner's behalf. He wants to replace the windows in kind and paint. There is 1 window on the first floor to the right of the front door, 2 on the second and 3 on the third to replace. Complete replacement will include a 1/1 configuration with white trim, wood window exteriors. The cornice will be painted with Revere Pewter and Georgian Brick. Joseph Minuta suggested that the brackets be painted one color and rest of fascia board be painted the other. He also suggested that the brick molding and windows be done in the Revere Pewter and the curved window heads be done in the Georgian Brick. Front door shall be Revere Pewter and the rolling shutters painted same as the body of the building. The electrical panel and pipe in front of the building painted the same as body of building. Members of the Commission really liked the colors of the building as it is now with the addition of the Georgian Brick. They felt the brown colors really go well together. The windows should match the door and painting the door white would not go. The transom above the door would be a glazed one.

Stuart Sachs was present to speak for this application at the Public Hearing. He said he is a neighbor of Mr. Roa's and getting the windows put in this building would be a great improvement as he sees more and more buildings in this area getting fixed up.

A motion to approve this application as follows and table the rest, that the owner is provided authorization to order the windows as specified, with the ability that they be painted with colors to be chosen at a later date, brought before this Board, the palate of colors shall be chosen by the applicant and illustrated on the document as to where they will be placed so that the Board can review them in context, and that a transom window be placed over the six panel door was made by Joseph Minuta and seconded by Paula Stevens.

The motion was approved 5-0.

Minutes of the February 14, 2012 Meeting

A motion to approve the minutes of the February 14, 2012 meeting was made by Paula Stevens and seconded by Michele Basch.

The motion carried 4-0 with Joseph Minuta in abstention due to his absence at the February meeting.

The meeting was adjourned at 9:30 p.m.

Respectfully yours,

Joan Mason
Secretary
Architectural Review Commission