

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Mary Crabb, Chairperson
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Joan Mason, Secretary
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ARCHITECTURAL REVIEW COMMISSION
Meeting of
April 10, 2012

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, April 10, 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
Joseph Minuta

Members Absent: **Peter King**
John Ledwith, IV

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 2011-62 **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

Peter Ramnani appeared. He needs a fire rating as per Code Compliance and it was also mentioned that because it is on a lot line, a sprinkler may be needed. The columns will have a concrete core and wrapped in noncombustible material and the railing will be taken out and replaced with a half wall as recommended.

A motion to approve this application as submitted at this meeting, to construct the

carport as per fire rating, construct a half wall in place of railing and cover the cement columns with noncombustible material, was made by Michele Basch and seconded by Paula Stevens.

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

Rick Milton appeared with the selection of colors for the building. This part of the application was tabled from last month's meeting until the palate and placement of colors was determined. The body of building will be painted Benjamin Moore, HC-145, Van Courtland Blue, fascia painted, HC-172, Revere Pewter and HC-50, Georgian Brick, the replaced broken wood window sashes will be painted white, window frames, brick red. He primed the building by adding paint to the primer to see what the final color will look like and said it will be a darker blue. The door will be painted and roll up security gate will stay for now.

A motion to approve this application to approve the color selection as presented with the body of building, Benjamin Moore, HC-145, Van Courtland Blue, fascia painted HC-172, Revere Pewter and HC-50, Georgian Brick, windows sashes painted white, and the door to be painted at this time, was made by Joseph Minuta and seconded by Michele Basch.

The motion was approved 5-0.

PUBLIC HEARINGS

AR 2012-13

193 Broadway

To replace existing windows with Pella ProLine, double hung, 40 x 69 white Endura clad wood with unfinished interior.

Applicant: Ike Schwab, Prince William Properties, LLC

DISCUSSION

Ike Schwab, Managing Member of Prince William Properties discussed this application. He wants to replace 18 windows on the Broadway side of the building and 6 on the William Street side. The new windows will be Pella Proline, double hung white, clad wood, 2/2, with an unfinished interior.

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 existing windows with Pella ProLine, double hung, 40 x 69, white, Endura clad wood, 2/2 configuration, with unfinished interior, was made by Joseph Minuta and seconded by Paula Stevens.

The motion was approved 5-0.

AR 2012-14 14 Wilson Street

To install a railing along the driveway and a 6 feet high wooden, cedar stained, fence with squared tops along the backyard.

Applicant: Christopher Yonnone

DISCUSSION

Christopher Yonnone appeared to discuss installing a railing and fence. The 36 inches railing will be on the top of the retaining wall along the driveway. The fence will run between 12 and 14 Wilson Street. It will be a wooden square top, stockade fence, 6 feet high, with finials on posts. A gate for a right of way will be installed for the fire department. The gate and latch must be approved by the fire department.

Brian Flannery was present at the Public Hearing and spoke about this application, advising that under the zoning codes, poles of the fence have to be on the property owner's side.

A motion to approve this application to install a 3 feet high fence, along the driveway, a 6 feet high dog-eared, cedar stained, stockade fence along the backyard, and due to the right of way, a gate with a latch approved by the fire department, was made by Brigidanne Flynn and seconded by Michele Basch.

The motion was approved 5-0.

AR 2012-15 107 Broadway

To paint a mural on the east wall of the Ritz Theater, with high quality, weather resistant paint and spray paint, using Zinsser Bulls Eye 1-2-3 white primer sealer, Eagle Satin Seal Clear Acrylic Water Based Concrete Sealer and Eagle Cocoa Concrete Acid Stain.

Applicant: Safe Harbors of the Hudson

DISCUSSION

Lisa Silverstone, Trisha Haggerty-Wentz and Dasic Fernandez appeared to discuss this application to paint a mural on the east wall of the Ritz Theater. The artist Mr. Fernandez, explained the concept of the drawing he presented. Michele Basch asked if the ghost sign that is on the side of the building would

stay or be painted over. Ms. Silverstone said it would not be covered. Brigidanne Flynn said she was concerned with the application of the art. She was not sure if it was appropriate. She also suggested a plaque that explains the art, and the applicant agreed. Michele Basch asked if the paint will flake. Mr. Fernandez said the wall is in very good condition. He will use a high quality, weather resistant paint and spray paint, Zinsser Bulls Eye 1-2-3 white primer sealer, Eagle Satin Seal Clear Acrylic Water Based Concrete Sealer and Eagle Cocoa Concrete Acid Stain.

Jerry Maldonado was present to speak for this application at the Public Hearing. He said he was excited about the project and he thinks Newburgh should be the hub for culture and art.

A motion to approve this application as submitted to paint a mural on the east side of the building with high quality, weather resistant paint and spray paint, using Zinsser Bulls Eye 1-2-3 white primer sealer, Eagle Satin Seal Clear Acrylic Water Based Concrete Sealer and Eagle Cocoa Concrete Acid Stain; and to add an interpretive plaque explaining or describing the art was made by Paula Stevens and seconded by Joseph Minuta.

The motion was approved 5-0.

AR 2012-16 33 Chambers Street
To paint a mural on the south side of building.
Applicant: Lloyd Sandiford

DISCUSSION

Lloyd Sandiford and Dasic Fernandez appeared. They would like to paint a mural on the southern brick wall of the building. There is a lot next to the wall. The materials and process used for this mural will be identical to the one used on the Ritz Theater. Michele Basch asked if the mural be repaired if it should become damaged over time. Mr. Fernandez said he would. This mural will cover about 70 percent of the wall.

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

A motion to approve this application to paint a mural on the south side of the brick building with high quality, weather resistant paint and spray paint, using Zinsser Bulls Eye 1-2-3 white primer sealer, Eagle Satin Seal Clear Acrylic Water Based Concrete Sealer and Eagle Cocoa Concrete Acid Stain, was made by Brigidanne Flynn and seconded by Michele Basch.

The motion was approved 5-0.

AR 2012-17

192 Montgomery Street

To repair, reline and rebuild, where necessary, all Yankee gutters; replace fascia boards and decorative trim/corbels; repair lower roof surfaces and replace slate as needed; replace fence leading to backyard in kind; remove paint from lower part of brick; remove side porch overhang, columns, and doorway and restore it back to a window; remove enclosures on back porches; remove slate from front steps and restore or update to blue stone; paint window trim using Valspar Belle Grove Victory Blue and Jekyll Club Veranda Ivory, roof trim, fascia boards and corbels, Valspar Belle Grove Victory Blue, Jekyll Club Veranda Ivory and Oatlands Dainty Blue, wooden fences and wooden areas of carriage house, white, front portico top to match house trim on the roof line, the columns, white, bases, black, and inside of roof will be in Belle Grove Victory Blue Jekyll Club Veranda Ivory and Oatlands Dainty Blue.

Applicant: Christy Patterson

DISCUSSION

Christy Patterson and Adam Pollock discussed this application. This is a legal 4 family home and they would like a referral to the Zoning Board of Appeals. They also have portions of the fascia and Yankee gutters that need to be repaired or replaced. All will match. A fence in the back yard is rotting and will be replaced with a wooden fence. They found slate in the house and will use that to replace parts of the roof as needed. The area of the brick that is painted maroon will be removed so there will be no paint on any part of the brick. The only painted part will be the wood on the house. They want to remove the porch on the side and restore the window. They have found an identical window to match the others. There is slate on the front steps and they would like to replace that with blue stone to match the sidewalk. Also, they want to remove the enclosure on the back porch and have an open veranda. They also discussed the paint color choices on the various parts of the home.

Jerry Maldonado was present to speak for or this application at the Public Hearing. He said the homeowners are doing a magnificent job on the house and he would like to see this home restored to it old self.

A motion to refer this application to the Zoning Board of Appeals was made by Paula Stevens and seconded by Brigidanne Flynn.

The motion was approved 5-0.

A motion to approve this application to repair, reline and rebuild, where necessary, all Yankee gutters, replace fascia boards and decorative trim/corbels,

repair lower roof surfaces and replace slate as needed, replace the fence leading to the backyard in kind, remove paint from lower part of brick; remove side porch overhang, columns, and doorway and restore it back to a window, remove enclosures on back porches, remove slate from front steps and restore or update to blue stone, paint window trim using Valspar Belle Grove Victory Blue and Jekyll Club Veranda Ivory, roof trim, fascia boards and corbels, Valspar Belle Grove Victory Blue, Jekyll Club Veranda Ivory and Oatlands Dainty Blue, wooden fences and wooden areas of carriage house, white, front portico top to match house trim on the roof line, the columns, white, bases, black, and inside of roof will be in Belle Grove Victory Blue Jekyll Club Veranda Ivory and Oatlands Dainty Blue, was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was approved 5-0.

AR 2012-18 197 South Street

To repair front of store/building with new glass; replace broken windows and broken fence; plant grass; install business sign and new entrance door.

Applicant: Jarrod Lang

DISCUSSION

Jarrod Land and Melanie Kirwan discussed this application. They want to fix up or replace, in kind, what is broken. The window on the store front and any broken windows on the building will be replaced and the fascia, brackets and Yankee gutters, which are causing water damage, will be restored. A new door in the entranceway will be installed. The broken fence in the back yard will be replaced with a wooden stockade fence painted mahogany and grass will be planted. A sign in block letters, 8 to 12 inches high, will be placed on the store window. There is no sign on the awning in front and there are already flood lights in place.

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

A motion to approve this application to repair front of building with new glass, replace broken windows, repair in kind, fascia, brackets and Yankee gutter, plant grass, install business sign in window, new entrance door, and a stockade fence in rear, stained mahogany, was made by Michelle Basch and seconded by Paula Stevens.

The motion was approved 5-0.

AR 2012-19

108 William Street

To install a new door entrance, with a steel 6 panel 36 x 80 door painted with Behr Coventry Gray, where an old window existed.

Applicant: Dario Pinas

DISCUSSION

Dario Pinas appeared to discuss this application. He wants to install a new door entrance where an old window existed by taking the bricks out. The door will be steel, 6 panel fire door, 36 x 80 reversible, painted with Behr Coventry Gray.

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

A motion to approve this application to install a new door entrance, with a steel 6 panel 36 x 80 door painted with Behr Coventry Gray, where an old window existed, was made by Brigidanne Flynn and seconded by Michelle Basch.

The motion was approved 5-0.

Minutes of the March 13, 2012 Meeting

A motion to approve the minutes of the March 13, 2012 meeting was made by Michelle Basch and seconded by Paula Stevens.

The motion carried unanimously.

The meeting was adjourned at 8:45 p.m.

Respectfully yours,

Joan Mason
Secretary
Architectural Review Commission