

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Mary Crabb, Chairperson

Joan

Mason, Secretary

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ARCHITECTURAL REVIEW COMMISSION

Meeting of
May 8, 2012

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, May 8, 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
John Ledwith, IV
Joseph Minuta
Christopher Tripoli

Members Absent: **Michele Basch**

Also Present: **Tiffany Reis, Assistant Corporation Counsel**

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

NEW BUSINESS

AR 2012-23

307 Liberty Street

To change façade of building; and obtain a referral to the Zoning Board of Appeals.

Applicant: Umar Ahmad

DISCUSSION

A. J. Coppola, project architect, appeared for the applicant. This property is on the agenda for the Zoning Board of Appeals in 2 weeks and he is requesting a referral. The plans are to change the zoning to a 3 family house. At present, it is a 2 story building with the first floor commercial and the second floor residential. The conversion will make it 3, one bedroom apartments.

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

The motion was approved 6-0.

PUBLIC HEARINGS

AR 2012-20

113 Liberty Street

To scrape, prime and paint façade with block filler, and two finish coats of lead barrier compound; repair masonry detail over windows and cornice; and paint using Benjamin Moore historical colors.

Applicant: John Bloomgarden

DISCUSSION

John Bloomgarden appeared to discuss this application. He wants to paint the exterior of the building. He needs to do a lead abatement of the paint that is currently on the building. The building will be scraped, primed and painted to encapsulate the lead based paint. He has chosen a Benjamin Moore Historic Colors palette in blues and Monterey White. The lighter colors will be at the base of the building and 3 colors will be in the cornice. He will also repair, in kind, any part of the masonry that needs it.

Chris Hanson was present to speak for this application at the Public Hearing. He said Mr. Bloomgarden has been talking about this project for a long time and he would like to see it happen.

A motion to approve this application as written, using Benjamin Moore Historic Colors, HC-159, HC-149, HC-27 and HC- 156 was made by Brigidanne Flynn and seconded by Joseph Minuta.

The motion was approved 6-0.

AR 2012-21

132 North Miller Street

To restore/repair, roof, canopy, porch roof and supports, gutters, downspouts and fascia; all in kind.

Applicant: Victor Marchmon

DISCUSSION

Victor Marchmon said he would like to restore the roof, canopy, porch roof and supports, gutters, downspouts and fascia, in kind, and repaint the colors the same as they are now. The front of the building is now red and beige. Brigidanne Flynn asked if the beams could be repaired. Mr. Marchmon said they are actually splitting. The roof will be stripped to the rafters and supports

and Timberline Shingles will be used.

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 restore/repair, roof, canopy, porch roof and supports, gutters, downspouts and fascia, and repaint, all in kind, was made by Joseph Minuta and seconded by Paula Stevens.

The motion was approved 6-0.

AR 2012-22

160 Fullerton Avenue

To replace 5 windows with Pella wood clad 450 series.

Applicant: Ian MacDougall

DISCUSSION

Ian McDougall appeared to discuss replacement windows. The new windows will be Pella, wood clad with a grid. He said most of the units in the area kept the grids; he would also like to. Joseph Minuta said he doesn't want to approve different windows for each building. There are 6/6 on the building next door and 6/9 on his. The windows are an odd shape and the entire window unit will have to be special ordered. John Ledwith said he doesn't want to see infill. He would like to see that the window fits as tight as it can. Mr. McDougall is replacing 5 windows this year, but would like to amend the application to replace all 10 windows, if possible.

Brian Flannery was present to speak about this application at the Public Hearing. He said 4 houses in a row have 6/9 configurations and one has 6/6. He recommends 6/9 because the 6/6 was probably replaced before the guidelines. He is concerned with long term harmony.

A motion to approve this application to replace all 10 windows, with Pella wood clad, in a 6/6 configuration on the top and a 6/9 configuration on the bottom, and casement windows as they are, was made by Brigidanne Flynn and seconded by Joseph Minuta.

The motion was approved 6-0.

AR 2012-24

168 Grand Street

To replace windows with historically appropriate replacements;

and repair sills in kind.

Applicant: Chris Hanson, Merle Becker

DISCUSSION

Chris Hanson was present to discuss this application. He would like to replace all windows, especially the top floor where the mansard is. One window is 2/2 configuration and the rest are 1/1. The windows will be Geld Win, clad in arctic silver aluminum. The third floor will have the square glass corner pieces reapplied to the new windows with arch top glazing. Joseph Minuta said he wasn't sure that the corner pieces could be reapplied; this might not be an accurate solution for this window. The frame needs to be arched.

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

A motion to approve this application to replace all windows with Geld Win, clad in arctic silver aluminum, to include arched top glazing on the third floor in a 2/2 or single configuration, was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was approved 6-0.

AR 2012-25

285 Liberty Street

To paint a mural on the left side of building, on a wall space of 11 feet x 14 feet and 5 feet off the ground.

Applicant: Kevin White

Owner: Boys & Girls Club of Newburgh

DISCUSSION

Miley Sandler and Dasic Fernandez, appeared on behalf Kevin White from the Boys and Girls Club were present to discuss painting a mural on the side of the building. The representatives did not have a verified proper proxy statement. In order to further discuss this application, they said they will provide such statement within 48 hours. They are proposing a mural on the wall near the porch, on the original structure of the building, on Liberty Street, north facing, on the right side. Joseph Minuta said it looks like the head of the window and detail on brick is going to be lost. Mr. Fernandez said he would like to paint on those bricks, but expose the lines. It was decided he will keep the bricks on top of the window exposed. The sill of the window will be included in the design. They will be painting directly on the brick. Paula Stevens said she has difficulty seeing this mural painted directly on the brick of the original building; and asked why not paint the mural on the newer addition. She said the mural is in direct competition with the details of the building. Joseph Minuta agreed. Ms. Sandler said they might be restoring the newer part of the building and would hate to paint there and then lose it. That is why they chose the older part of the building.

The Public Hearing was held open.

A motion to table this application until the applicant, Kevin White, could appear to discuss the mural, was made by John Ledwith and seconded by Joseph Minuta.

The motion was approved 6-0.

AR 2012-26

330 Powell Avenue

To remove slate roofing and replace with DaVinci composition slate tiles.

Applicant: Mary Ann Pilon

Owner: Mount Saint Mary College

DISCUSSION

Maryann Pilon appeared about replacing the roof at Whitaker Hall on the campus of Mount Saint Mary College. It will be replaced with a synthetic slate. This is the most cost effective method of replacement. It will match, in kind, using EcoStar mixed pattern, scalloped edge with straight in Midnight Grey. The flashing and copper down spouts will be replaced in kind. Paula Stevens said some of the slate looks like it is in good shape. Ms. Pilon said that up close, the roof has extensive damage and the roofing professional that they consulted said the building definitely needs a new roof. Bridgidanne Flynn said she would like to see a written report that says the roof is not salvageable. She also thought that the roof looked like it was in good condition.

Joseph Minuta recused himself from this application.

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

A motion to table this application until a report from a roofing consultant can be provided, was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was approved 5-0.

AR 2012-27

330 Powell Avenue

To renovate building; upgrade utilities and services to code requirements; upgrade ADA accessibility; minor repair and mechanical additions to façade.

Applicant: Mary Ann Pilon

Owner: Mount Saint Mary College

DISCUSSION

Maryann Pilon appeared, along with Troy Wojciekofsky and others, and presented plans showing what will be done. The Dominican Sisters' parcel is a 13 acre parcel. The street lighting would be replaced and an ornamental fence will be installed along Powell Avenue. The Dominican Center and Recreational Field will be renovated. The building will be converted to a multi use center for

the students. There will be upgrades so the building will be more energy efficient and a handicapped access area, to match the original limestone, will be put in place, ensuring that the green character of the area be maintained. There has been water damage on the balconies, so there will be renovations to the damaged area, along with 4 new commercial Marvin door systems. There will be a new parking lot. The parking will be an 8 to 10 feet grade differential from Powell Avenue. Vegetation will hide the cars. The recreation field will also be renovated. It will be a general recreational field, ball field with amenities. The rear of the scoreboard will be backed up to a building and landscaping will hide the side. A black vinyl coated chain linked fence will be installed along with retaining walls. The perimeter will be spruced up with landscaping.

Joseph Minuta recused himself from this application.

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 include renovations to the building, upgrading utilities and services to code requirements, upgrading ADA accessibility, and repairs and additions to the façade, was made by John Ledwith and seconded by Paula Stevens.

The motion was approved 5-0.

Minutes of the April 10, 2012 Meeting

A motion to approve the minutes of the April 10, 2012 meeting was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion carried unanimously.

The meeting was adjourned at 9:20 p.m.

Respectfully yours,

Joan Mason
Secretary
Architectural Review Commission