

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Brigidanne Flynn, Acting Chairperson

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**MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of
April 12, 2016**

The meeting of the City of Newburgh Architectural Review Commission was held on Tuesday, April 12, 2016 at 7:30 p.m. City Council Chambers, 83 Broadway

Members Present: Brigidanne Flynn, Acting Chairperson
Rich Rosencrans
Paula Stevens
Jeff Wilkinson

Michelle Basch
Isaac Diggs

Members Absent: **Christopher Hanson**

Also Present: Timothy Kramer, Assistant Corporation Counsel
Eliana Diaz, Land Use Board Secretary

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

PUBLIC HEARINGS

AR 2016-11 28 Spring Street

To erect a privacy fence on the front and side of property line.

Applicant/ Owner: Ryan Wagner

Discussion

Ryan Wagner, applicant/owner of the property, appeared. He proposes to erect a six foot privacy fence on the front and side of the property. According to the historical guidelines the fence on the front of the property cannot exceed 40 inches in height. It was stated that the fence along the driveway can be six feet tall. Mr. Wagner stated that there will be a gate on the driveway. It was stated that Mr. Wagner can place hedges or shrubs in the front of the property with a fence behind it. It was detailed that the six foot fence on the west side and rear will be six feet high and the fence on the front will be four feet high.

The acting chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Paula Stevens moved and Michelle Basch seconded the motion to assume SEQRA lead agency. The motion was carried unanimously

Michelle Basch moved and Paula Stevens seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve the application to erect a four foot decorative metal fence along the front of the property and a six foot wooden stockade fence on the west side of the property from the front to the rear and a six foot wooden stockade fence across the driveway with a gate was made by Paula Stevens and seconded by Michelle Basch.

The motion was carried unanimously.

AR 2016-13 161 Lander Street

To perform the demolition of the partial shell of the building.

Applicant: Planning & Development

Owner: City of Newburgh

Discussion

Deirdre Glenn, City of Newburgh Director of Planning and Development, appeared. The City is proposing to demolish the building, which is a partial shell. There is no structure left on the rear or the side. This property was on the list that was previously sent to SHPO. It was separated from that list because it provides a good source of bricks to complete the work being performed at 96 Broadway. The City will keep an archive of the previous photograph of the building. It was stated that the lintels should be salvaged if possible, perhaps for other future projects the City might come across. The adjoining houses will be properly treated during the process, meaning they will be sealed. In regards for the future use of the lot, it was stated that the new zoning allows interim use of lots for gardening. The interim use on the application for the lot is parking, however it does need to be landscaped and parking lots need to be policed. There was concern regarding the property attached to 161 Lander Street that it gets weather sealed so there is no impact. As of now there is no plan for this lot, in the future there could be plans for development. Michelle Basch stated that she would like to see the lot become a garden space. Paula Stevens is concerned that in the interim there will be a need to fence the lot and it stay fenced indefinitely. Ms. Glenn stated that within a few weeks of having the building demolished it could be turned over to the Downing Park Committee to turn the lot into a garden space. It was stated that the biggest cost in demolition is the disposal of materials, in this case the developer for 96 Broadway would take care of gathering the bricks.

The acting chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Michelle Basch moved and Paula Stevens seconded the motion to assume SEQRA lead agency. The motion was carried unanimously

Michelle Basch moved and Paula Stevens seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve the application to perform the demolition of the partial shell of the building, that during the period of the demolition and the curing of the lot there will be a temporary fence, the adjoining building will be sealed and parched, the lot will be temporarily transformed into a public use garden and the bricks will be repurposed for 96 Broadway was made by Paula Stevens and seconded by Michelle Basch.

The motion was carried unanimously.

AR 2016-10 82 Liberty Street/Washington Heights

To restore the exterior and renovate the interior, to remove non-historic exterior paint, replace windows, doors, install new roof access and deck.

Applicant: Andre Guimond

Owner: Newburgh Community Land Bank

Discussion

Andre Guimond, applicant, appeared. The property is owned by the Newburgh Community Land Bank. Mr. Guimond proposes to install a new roof access and solar panels, to repair the roof and cornice, to move the Yankee gutter to the inside of the building, and to repair and repoint the downspout inside the building, however if that option does not seem beneficial there are other options for the gutter. The front cornice is to be repaired and repainted. The front chimney is to be repaired and rehabilitated because it is damaged and falling apart, the other chimney is to be taken out if it hasn't already been done. The solar panels are not to be visible from the front of the street and they are not to be taller than the chimney. The windows that are currently on the building are vinyl with a filler strip. The applicant is proposing to replace the windows with one over one aluminum clad Pella or equivalent windows. Because the windows the applicant is proposing are an upgrade from what is currently in place there is no opposition with having the front and side windows on the building be square with a filler. The applicant would like to assimilate the front door as much as possible to the one which would have at some point been in place originally. Once the door is obtained the applicant may choose to strip or repaint it, however if he chooses to repaint he is to return to the board to obtain color approval. It was stated that sand blasting is not permitted under any circumstances. The applicant can have a double door with a six panel door behind. The applicant wants to extend the front basement railing with a gate to enclose it. The lighting on the front of the property needs to be historically appropriate.

The acting chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Michelle Basch moved and Isaac Diggs seconded the motion to assume SEQRA lead agency. The motion was carried unanimously

Paula Stevens moved and Michelle Basch seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve the application as submitted and to have the downspout be placed inside of the property or install a half round historic downspout on the side of the building painted with historical colors, the front door is to keep the glass transom and a double entry glass door is to be placed if found with a six panel wood door behind the vestibule, the front railing is to be extended to enclose the front basement entry with a forty inch metal railing with a gate, a front entry decorative light is to be installed near the door and a motion sensor light is to be installed on the side of the building about the height of the second story, the clean the bricks with a power washer or repaint in Benjamin Moore HC-169, HC171 and PM-3, and to remove the chain link fence was made by Paula Stevens and seconded by Michelle Basch.

The motion was carried unanimously.

AR 2016-12 189 Grand Street

To repair and refurbish façade, including window repairs, roofing repairs and painting.

Applicants/Owners: Thomas Dodd & Pearl Son-Dodd

Discussion

Thomas Dodd, applicant/owner appeared. Mr. Dodd wants to be environmentally conscious in the work he does. He will repair the chimney, repair the cornice, and repair the windows and the fire escape will be painted for now but will eventually be taken away later on. All of the work will be repair and replacement in kind. The spindles on the porch will be replaced with what is in place now. Mr. Dodd will maintain the property a three family home for the time being.

The acting chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Paula Stevens moved and Michelle Basch seconded the motion to assume SEQRA lead agency. The motion was carried unanimously

Michelle Basch moved and Paula Stevens seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve the application as presented with the repairs in kind was made by Paula Stevens and seconded by Michelle Basch.

The motion was carried unanimously.

DISCUSSION ITEM

AR 2016-07 120 Johnston Street

To discuss new options for the replacement of windows on three sides of the property.

Applicant/ Owner: Mark Epstein

Discussion

Mark Epstein, applicant/owner, appeared. Mr. Epstein state that the cost for windows with a curved sash is nearly double the cost of a window without a curved sash. There are about forty five windows per building side. It was recommended that Mr. Epstein try to salvage and repair as many windows that are currently in place and move them to the Johnston Street side of the building. It was also suggested to have someone who restores windows perform an appraisal for the applicant the cost of doing so.

Minutes of the February 9, 2016 Meeting

A motion to approve the minutes of the March 8, 2016 meeting was made by Paula Stevens and seconded by Isaac Diggs.

The motion was carried 6-0.

The meeting was adjourned at 9:06 p.m.

Respectfully submitted,

Eliana Diaz
Secretary
Architectural Review Commission