

**CITY OF NEWBURGH  
ARCHITECTURAL REVIEW COMMISSION**

**Brigidanne Flynn, Acting Chairperson**

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**MINUTES  
ARCHITECTURAL REVIEW COMMISSION  
Meeting of  
February 9, 2015**

The meeting of the City of Newburgh Architectural Review Commission was held on Tuesday, February 9, 2016 at 7:30 p.m. City Council Chambers, 83 Broadway

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

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

**Absent:** Michelle Basch  
Isaac Diggs

The meeting was called to order at 7:35 p.m. after a quorum was confirmed.

**PUBLIC HEARINGS**

**AR 2016-06            159-167 Washington Street**

To paint the exterior of the buildings as follows: fascia board and vestibule in Mark Twain Grey Brick 4005-2C, corbel & panel design in Woodrow Wilson Presidential White 7006-15, brick color in Benjamin Moore Historic HC-162 and to replace existing windows with Series DH100 double hung windows in bronze color.

**Applicant: Stacie R. Laskin**

**Owner: 159-167 Washington LLC**

**Discussion**

Stacie R. Laskin, applicant, appeared. It was stated that the scope of the work consists of painting the exterior of the building and to replace existing windows. There was a discussion regarding the windows which will be wood clad windows with aluminum in

bronze color with two over two simulated divided light. When asked if the window sash would be a square sash with an arched radius glazing it was stated that the windows would only be square. There was concern regarding the detail since the original sash appears to have been arched so the existing windows have the wood frame that is arched. It was stated that the original detail in the property would remain untouched. There was concern expressed by Mr. Wilkinson because the unit as shown has built in brick mold but if the existing frame is left it would look like a unit within a unit, which is not the desired look. It was stated that, according to the guidelines, the detail of the original arch needs to be kept and the window needs to fit the existing opening. A discussion was held regarding the painting of the exterior of the building. It was stated that the paint needs to allow the masonry to breathe, therefore oil or anything that holds moisture would cause deterioration and is not to be used to paint the masonry on the property.

The acting chairperson opened the public hearing.

Paula Dowd, resident of 4 Grand Street, gave the applicant information regarding companies she has hired in the past for replacement windows.

Manny Pereira, owner of property across from 159-167 Washington Street, stated his support for Ms. Laskins project considering it a contribution for the block.

The acting chairperson closed the public hearing.

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

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

A motion to approve the application with the colors as stated in the application, provided that they are a masonry approved paint formulation, and the wood clad aluminum in bronze two over two simulated divided light with the glazing to fit the radius glass opening was made by Christopher Hanson and seconded by Paula Stevens.

The motion was approved 5-0.

**AR 2016-01                      123 Washington Street**

To install one "blade" type sign and one "band" type sign.

**Applicant/Owner: Habitat for Humanity of Greater Newburgh**

**Discussion**

Clinton McNair appeared on behalf of applicant/owner, Habitat for Humanity of Greater Newburgh. Mr. McNair stated that there would be three angle lights for the exterior lighting of the commercial side. For the residential side there will be two four inch diameter recessed exterior white lights, one covered over the residential door and one covered over the commercial door. The banner used will be stenciled with measurements of nine feet by sixteen inches centered in the Hail Navy color by Benjamin Moore. The blade sign, which will be installed by the metal sign previously approved by the ARC, will hold a 24 by 20 inch square sign made of wood and the background will be in a Bleeker Beige color. There will be no lighting on the blade sign. The official name that will go on the signs is still pending.

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

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

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

A motion to approve the application as submitted to install one “blade” type sign and one “band” type sign as stated in the application, with gooseneck lighting over the banner signs was made by Paula Stevens and seconded by Rich Rosencrans.

The motion was approved 5-0.

**AR 2016-04                    342 Grand Street**

To install two double pane windows and ten basement size, two lite slider recess windows, with face color in adobe and trim color in cream.

**Applicant/Owner: Eugene Jones & Myrtle Jones**

**Discussion**

Eugene Jones and Myrtle Jones, applicant/owners of the property, appeared. Mr. Jones stated that double pane windows would be installed on the Broad Street side of the property and that single panel windows would be used for the basement. It was stated that because the property is located within the historical district, window replacements require ARC approval for the brand and type proposed for replacements. Mr. Jones stated that he has owned the property on 342 Grand Street for many years and that he relied on the judgments of contractors he hired for previous window replacements. Mr. Wilkinson, architect and board member for the ARC, stated that he had been neighbors with Mr. and Mrs. Jones, but that would not impair his judgment for this application. Only a purchase invoice was provided to the members of the board, there were no models, brands or types presented. It was recommended to use the model number from the purchase invoice to request a spec sheet that includes physical description and material descriptions of the windows to present for next month’s ARC meeting in order to continue the application process. It was further recommended that wood or clad windows be presented at the next meeting, which are comparable in price.

A motion to table the application for the applicant to provide window specifications was made by Paula Stevens and seconded by Rich Rosencrans. The motion was carried unanimously.

**AR 2016-04                    92 Washington Street**

To install 3-D “micro lighting” around perimeter of exterior window and to place signage on window.

**Applicant: Marcos Mejia**

**Owner: Newburgh Ventures Const. LLC/ Manny Pereira**

Marcos Mejia, applicant, and Manny Pereira, owner, appeared. Mr. Pereira stated that the proposed 3-D micro lights would be inside the glass going around the perimeter and not on the exterior of the building. Mr. Pereira presented to the members of the board pictures of some of the existing establishments currently in the area and pointed out that the lights being proposed for this application are nothing like Christmas tree style lights. The micro lighting can be changed manually, the solid color options are white, blue, red and green. The lights will remain one solid color, they will not flash.

The sign being proposed is an infinity decal that is put on the glass and is proportionate to the size of the window. The applicant stated that it appears as though the sign is etched in the glass. Members of the commission voiced concern regarding the repetition of the signage on all of the windows. Mr. Mejia replied stating that there would be interchangeable signs, one window would have an infinity lounge sign and another window would have an infinity symbol. It was stated that approximately all of the exterior big windows, which are about 8 or 9, would have the signs. There was also concern regarding the intensity of the lights. Since the property in question is in the Historic District, some members stated that a more subtle, tasteful, less intense form of lighting is sought. Mr. Mejia stated that the windows used will be infinity mirror style tinted windows that will give off a black hole perception. The output power is 72 watts per bulb, however the tinted windows will help dim the intensity and the lights will only be used during the evening and only during hours of operation.

Mr. Pereira brought to the attention of the board the ghost writing located at the top of the property and asked if there was a possibility of it being removed. It was stated that according to the guidelines ghost signs must be maintained and kept. However, new signage is allowed over the ghost sign as long as it's removable. It was mentioned that anything to be used to cover the ghost sign first needs to be approved.

Paula Stevens had reservations regarding the proposed type of signage within the historical district. She would like to see a better example of how it would look and the size of the decal in relation to the window in order to make a concise decision. There were no precise sign dimensions available to present to the members of the board to give a better idea of what the infinity signs would look like with the mirroring, reflection and effects with the lights. Christopher Hanson stated that as long as things are done properly a business should have the right to have its own identity and distinguish itself.

It was recommended that the applicant provide pictures of styles of the sign which are similar to the one being proposed for this application. In addition it was suggested that alternatives for signage be provided which would perhaps support the historical aesthetics of the neighborhood. It was stated that every application is considered and evaluated on their own merit.

The acting chairperson opened the public hearing.

Paula Dowd resident at 4 Grand Street stated that it was great that a business will be settling in 92 Washington Street, however she asked the members of the board to consider the fact that 92 Washington Street is the flagship corner of the Historical District and Washington Monument. Ms. Dowd considers that signage in a business is the most important component of presentation to the public. Ms. Dowd asked the

members of the board to give the signage being proposed in this application as much of a consideration as they did the arch of a window in a previous application and the specs on basement windows.

Julie Lindel stated that the lighting was perhaps something that could be approved but that the decal sign is something that might not be in line with the Historical District due to the fact that the decal signage is very modern.

The public hearing was closed.

Rich Rosencrans moved and Christopher Hanson seconded the motion to assume SEQRA lead agency. The motion was carried unanimously

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

A motion to table the application for next month's meeting so that additional specifications such as the size of the lettering, coloring, a rendering and perhaps an actual sample where such mirror effects and lighting have been used on another application was made by Paula Stevens and seconded by Rich Rosencrans. The motion was carried unanimously.

**AR 2016-02                      123 Benkard Avenue**

To remove existing circa 1970's front porch and reconstruct new front porch with original building details. To replace existing circa 1970's windows with 2 over 2 weather shield units, painting to be Benjamin Moore Monterey White, HC-27

**Applicant: Jeff Wilkinson**

**Owner: Fon Sheng Chang**

Jeff Wilkinson, applicant, appeared. Mr. Wilkinson stated that the owner of the property, Mr. Chang, received a violation notice for the porch which specified that it is deteriorated and structurally unsound. Mr. Wilkinson stated that, after researching the neighborhood on Benkard Avenue, it was determined to put back a turned column with bracket details similar to ones found in other houses throughout Benkard Avenue. Some of the original framing may be kept but it cannot be assured until its peeled back. However the construction detail is calling for a new framed porch unless the existing one is structurally sound. The porch will be painted in Benjamin Moore Monterey White, HC-27. The existing windows will be replaced with 2 over 2 simulated divided light, aluminum clad weather shield windows in a beige color and the new wood door will be stained. There was no plan for exterior lighting, the exterior sconce that is currently in place will probably remain. The decking will be left as a concrete slab.

The acting chairperson opened the public hearing.

Paula Dowd, resident of 4 Grand Street asked to see the rendering of the property provided by Mr. Wilkinson.

The public hearing was closed.

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

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

A motion to approve the application as submitted to remove the existing porch and reconstruct as detailed in the architectural renderings, to paint the columns and brackets in Monterey White as well as the cornice and the fascia at the top, to replace the windows with 2 over 2 simulated divided light, aluminum clad weather shield windows in desert tan was made by Brigidanne Flynn and seconded by Rich Rosencrans.

### **Minutes of the January 12, 2016 Meeting**

A motion to approve the minutes of the January 12, 2016 meeting was made by Rich Rosencrans and seconded by Paula Stevens.

The motion was carried 5-0.

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Eliana Diaz  
Secretary  
Architectural Review Commission