

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Mary Crabb, Chairperson

123 Grand Street, Newburgh, N.Y. 12550

Joan Mason, Secretary

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ARCHITECTURAL REVIEW COMMISSION

Meeting of
February 13, 2013

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Wednesday, February 13, 2013**, at 7:30 p.m. in the Hall of Fame Building of the Activities center at 401 Washington Street Newburgh, New York.

Members Present: **Mary Crabb, Chairperson**
Brigidanne Flynn
Paula Stevens
Michele Basch
Joseph Minuta

Members Absent: **John Ledwith, IV**
Christopher Tripoli

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

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

PUBLIC HEARINGS

AR 2013-02 **219 Broadway**
To remove old roof and replace using EDPM Flat Roof System in black and internal drain system.
Applicant: Salim Khan

DISCUSSION

Salim Khan discussed the replacement of the building's roof that was destroyed in Hurricane Sandy. There is a tarp on the building now. He wants to replace the roof with an EDPM flat roof from Home Depot in black.

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

A motion to approve this application as written was made by Paula Stevens

and seconded by Joseph Minuta.

The motion was approved 5-0.

AR 2013-03

6-12 William Street & 192 Ann Street

To replace existing windows using Pella, ProLine, double hung, white, EnduraClad wood windows.

Applicant: Ike Schwab, Prince Williams Properties, LLC.

DISCUSSION

Ike Schwab appeared to discuss this application. He is replacing windows on the William Street side of the building with 2/2 configuration and a 6/6 configuration on the Ann Street side. All the windows will be white Pella ProLine aluminum clad with simulated divided light and an unfinished interior. These windows will be the same windows that were approved by the Commission in April 2012 for another property. Joseph Minuta asked about the arching on the top of the windows. Mr. Schwab said the windows will have a flat top and he would like to keep these windows due to time and budget constraints. The resolution he has with the City of Newburgh states that the work needs to be completed by June 17, 2013. Joseph Minuta said the windows are physically arched and the replacement windows should reflect that. Brigidanne Flynn suggested looking at a window like the Marvin double hung, eyebrow radius, upper sash and frame.

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

A motion to table this application until research is done on replacing the arched windows with a matching arched window as discussed, was made by Paula Stevens and seconded by Michele Basch.

The motion was approved 5-0.

AR 2013-04

45 East Parmenter Street

To construct a new 3 bedroom, single attached home using Hardie ColorPlus Siding in Evening Blue with Cobblestone trim; HB&G Permacast or exterior grade wood front porch railings with 8 inch round columns, square balusters, Savannah profile handrails in Benjamin Moore, HC-69, Whitall Brown color; Marvin fiberglass clad wood windows, 2/1 configuration in Cashmere color; Therma-Tru Smooth Star, 4 panel, 2 lite exterior doors in Benjamin Moore, HC-69, Whitall Brown color; James Hardie soffit, custom made wood brackets in Benjamin Moore, HC-69 Whitall Brown and Cobblestone colors.

Applicant: Kent Kruse

Owner: Habitat for Humanity of Greater Newburgh

DISCUSSION

Kent Kruse, Construction Manager and Liz Sperry, Architect, and went over the details of this application. They received preliminary design approval in 2009. This phase will have three new three bedroom attached homes, all the same color. Paula Stevens asked why the same color. She thought different colors would make the homes look more like distinct, individual houses. Mr. Kruse and Ms. Sperry thought the same color looked best, as other approved homes on that street were different colors.

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

A motion to approve this application, as presented was made by Michele Basch and seconded by Joseph Minuta.

The motion was approved 5-0.

AR 2013-05

43 East Parmenter Street

To construct a new 3 bedroom, single attached home using Hardie ColorPlus Siding in Evening Blue with Cobblestone trim; HB&G Permacast or exterior grade wood front porch railings with 8 inch round columns, square balusters, Savannah profile handrails in Benjamin Moore, HC-69, Whitall Brown color; Marvin fiberglass clad wood windows, 2/1 configuration in Cashmere color; Therma-Tru Smooth Star, 4 panel, 2 lite exterior doors in Benjamin Moore, HC-69, Whitall Brown color; James Hardie soffit, custom made wood brackets in Benjamin Moore, HC-69 Whitall Brown and Cobblestone colors.

Applicant: Kent Kruse

Owner: Habitat for Humanity of Greater Newburgh

DISCUSSION

Kent Kruse, Construction Manager and Liz Sperry, Architect, and went over the details of this application. They received preliminary design approval in 2009. This phase will have three new three bedroom attached homes, all the same color. Paula Stevens asked why the same color. She thought different colors would make the homes look more like distinct, individual houses. Mr. Kruse and Ms. Sperry thought the same color looked best, as other approved homes on that street were different colors.

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

A motion to approve this application as presented was made by Brigidanne Flynn

and seconded by Michele Basch.

The motion was approved 5-0.

AR 2013-06

41 East Parmenter Street

To construct a new 3 bedroom, single attached home using Hardie ColorPlus Siding in Evening Blue with Cobblestone trim; HB&G Permacast or exterior grade wood front porch railings with 8 inch round columns, square balusters, Savannah profile handrails in Benjamin Moore, HC-69, Whitall Brown color; Marvin fiberglass clad wood windows, 2/1 configuration in Cashmere color; Therma-Tru Smooth Star, 4 panel, 2 lite exterior doors in Benjamin Moore, HC-69, Whitall Brown color; James Hardie soffit, custom made wood brackets in Benjamin Moore, HC-69 Whitall Brown and Cobblestone colors.

Applicant: Kent Kruse

Owner: Habitat for Humanity of Greater Newburgh

DISCUSSION

Kent Kruse, Construction Manager and Liz Sperry, Architect, and went over the details of this application. They received preliminary design approval in 2009. This phase will have three new three bedroom attached homes, all the same color. Paula Stevens asked why the same color. She thought different colors would make the homes look more like distinct, individual houses. Mr. Kruse and Ms. Sperry thought the same color looked best, as other approved homes on that street were different colors.

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

A motion to approve this application as written was made by Joseph Minuta and seconded by Brigidanne Flynn.

The motion was approved 5-0.

Minutes of the January Meeting

A motion to approve the minutes of the January 8, 2012 meeting was made by Joseph Minuta and seconded by Michele Basch.

The motion carried unanimously.

DISCUSSION

The Mid-Broadway Mixed Use Development Project was discussed by Patrick Normoyl, Mill Street Partners and Magnus Magnusson, Project Architect. Mr. Magnusson presented preliminary drawings of the project that, he said, will have a positive effect of the city. The drawings show the direction the project will take. The location is on Broadway, Johnston, and Lander Streets. The first floor of the brick and siding, five story building, is approximately 12,000 square feet and will be used as a supermarket to serve the downtown Newburgh area, per the request of the City Council. The supermarket entrance will be on the corner, across from the Department of Motor Vehicles. The other floors will be work force rental housing. The fifth floor will be recessed back, so the building looks in scale with the surrounding ones. Units on the Johnston Street side will look like townhouses with their own entrances. The building will have a community room with laundry facilities. A green space, outside the community/laundry area will have play and sitting sections. Some members of the Board suggested rooftop green space, however the presenters opposed the idea citing potential insurance issues regarding people on the roof. There will be 60 parking spaces, 1.67 spaces per apartment, available, with other options being explored. Half of the parking spaces behind the Department of Motor Vehicles could also be used. Board members also suggested a parking garage, however the presenters stated that is not feasible due to the costs associated with such a structure.

The meeting was adjourned at 8:30 p.m.

Respectfully yours,

Joan Mason
Secretary
Architectural Review Commission