

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Brigidanne Flynn, Acting Chairperson

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

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

Members Present: Brigidanne Flynn, Acting Chairperson
Rich Rosencrans
Isaac Diggs
Paula Stevens
Christopher Hanson

Also Present: Michelle Kelson, Corporation Counsel
Eliana Diaz, Land Use Board Secretary

Absent: Michelle Basch

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

NEW BUSINESS

AR 2015-44 121 Montgomery Street

To replace existing white vinyl replacement windows with clad two over one windows with black sashes.

Applicant/Owner: Paula Dowd

Discussion

Paula Dowd, applicant/owner of the property, appeared. Ms. Dowd stated that she sought to replace the existing white vinyl windows. The replacement windows are Anderson, black exterior, wood interior and fiberglass exterior. There was a discussion regarding whether paint color discussion should be allowed since it was not specified in the application. Corporation Counsel stated that paint discussion did not require a public hearing therefore notice requirement would not affect the board from considering an approval of paint colors during this meeting. The board accepted to amend the application in order to include the discussion of paint colors. It was stated that the sides of the property are not painted and they will remain their natural brick. The paint colors proposed are Phillipsburg Blue for the body color and Alexandria Beige for the sills and lintels.

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 Christopher Hanson seconded the motion to assume SEQRA lead agency. The motion was carried unanimously.

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

A motion to approve the amended application with the paint scheme, to paint the body color in Phillipsburg Blue and the sills and lintels in Alexandria Beige with the exception of the sides of the property which are to remain in its natural brick; to replace the existing white vinyl windows with clad two over one windows with black sashes, Anderson exterior windows, wood interior and fiberglass exterior was made by Christopher Hanson and seconded by Isaac Diggs.

The motion was approved 5-0

AR 2015-43

183 First Street

To perform demolition of an existing building and to construct a new parking area.

Applicant: Rural Ulster Preservation Company (RUPCO)

Owner: Newburgh Land Bank

Discussion

A.J Coppola, Project Manager and Chuck Snyder, Director of Real Estate and Construction for RUPCO appeared. Mr. Coppola stated that the building located at 183 First Street is proposed to be demolished in order to create a parking area. A background on the larger project as a whole was given. It was stated that the project consisted of fifteen (15) buildings, with a total of forty six (46) apartments. As part of this project a small parking area is being proposed for development on 183 First Street. The Planning Board has assumed Lead Agency and has issued Negative Declaration. The applicant has appeared before the Zoning Board of Appeals for parking variances which were granted by the Board. It has been determined that the property on 183 First Street is not worth renovating. The building in question requires extensive significant repairs; in addition the wood frame buildings require more cost to preserve. It was stated that there is not much historic content left inside or outside of the building. It was stated that the ARC should consider whether the building structure is dangerous to safety. Letters were mailed to outside agencies regarding the demolition; SHPO provided a letter which states that the demolition of the building is considered to be fine as part of the larger project which will preserve a number of other buildings. A letter drafted by A.J Coppola was given to the board members which answers the need for demolition. There were concerns regarding having a parking lot where a residential area existed and that decisions were made based on the character of the neighborhood. It was stated that the building was too far gone.

The acting chairperson opened the public hearing.

Paula Dowd stated that the proposed project seemed like it would be an asset.

The public hearing was closed.

A motion to approve the application as submitted to perform demolition of an existing building and to construct a new parking area was made by Christopher Hanson and seconded by Isaac Diggs.

The motion was approved 5-0

Other:

A discussion to amend the decision on the property located on 17 Bush Avenue was held. It was stated that the property needs to conform to the Colonial Terrace guidelines.

A motion to amend the previous decision, to allow rear and side fence on the property parallel to the front façade of the house, not to extend beyond the corner of the house was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was carried 5-0

Minutes of the December 8, 2015 Meeting

A motion to approve the minutes of the December 8, 2015 meeting was made by Paula Stevens and seconded by Isaac Diggs.

The motion was carried 5-0.

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

Respectfully submitted,

Eliana Diaz
Secretary
Architectural Review Commission